

PLANNING COMMITTEE REPORT

 Development Management Service
 Planning and Development Division
 Community Wealth Building Department

PLANNING SUB COMMITTEE B		
Date:	19 September 2023	NON-EXEMPT

Application number	P2021/1118/FUL
Application type	Full Planning Application
Ward	Junction
Listed building	Unlisted
Conservation area	Hillmarton
Development Plan Context	Conservation Area (Hillmarton) Cycle Routes (Local) Article 4 Direction restricting A1-A2 (Rest of Borough)
Licensing Implications	None
Site Address	3 Middleton Mews, London, N7 9LT
Proposal	Demolition of commercial garage/workshops with ancillary office and storage accommodation and 2 self-contained residential flats above; erection of 3-storey building plus basement (Block A) comprising 7 self-contained residential units (1x1 Bed, 5x2 Bed, 1x3 Bed) with private amenity space and erection of 3-storey building plus basement (Block B) comprising 569sqm of office space with associated cycle parking, refuse storage, landscaping, boundary treatment and associated alterations

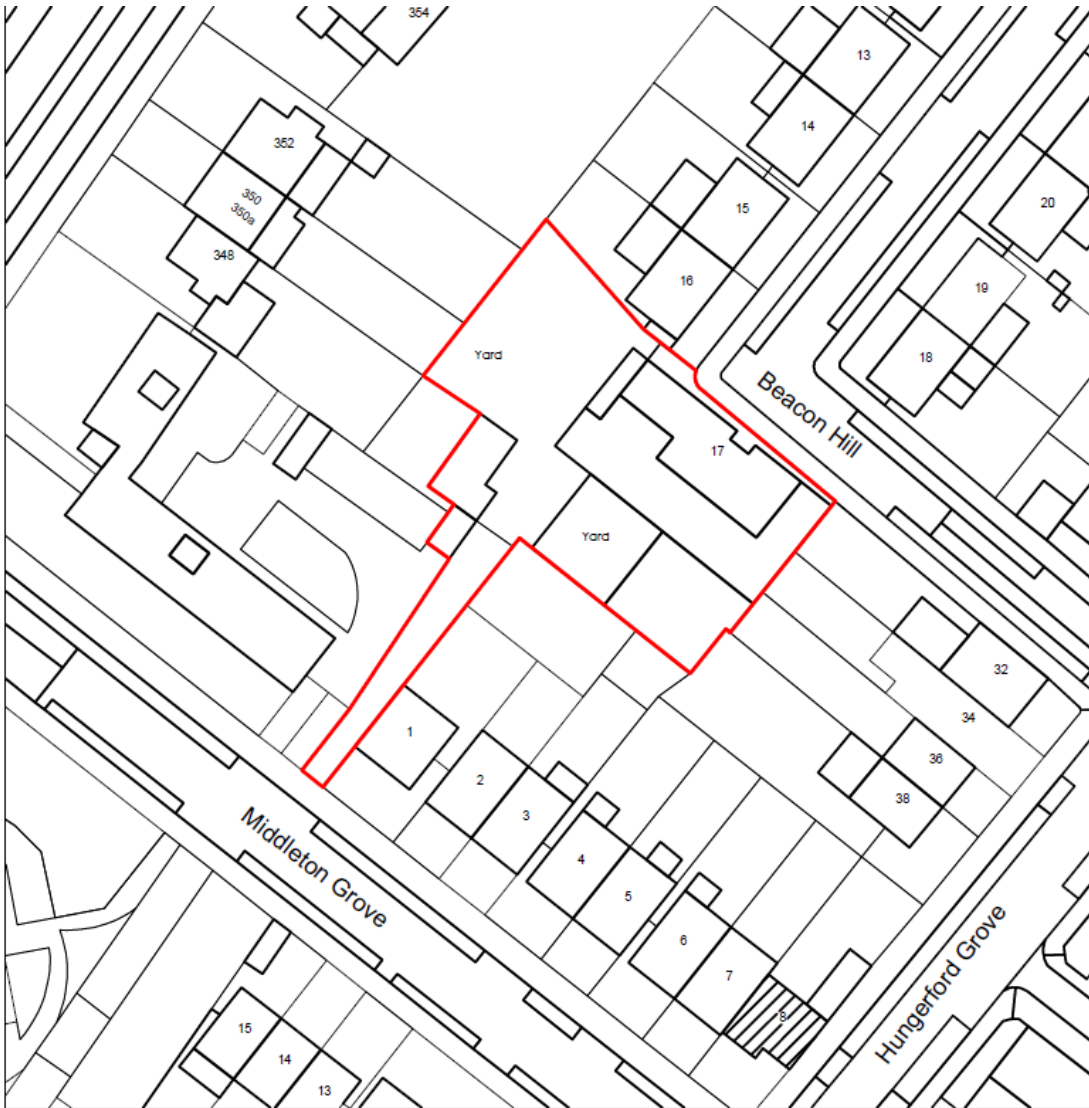
Case Officer	Marc Davis
Applicant	IXIS Property Ltd.
Agent	Mr Sam Ashdown – Tasou Associates Limited

1. RECOMMENDATION

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

1. Conditions set out in Appendix 1; and
2. Prior completion of a deed of planning obligation made under Section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1

2. SITE PLAN (SITE OUTLINED IN RED)



3. PHOTOS OF SITE/STREET



Image 1: Aerial view facing north-east



Image 2: Street view from Beacon Hill



Image 3: View from Middleton Grove (with accessway)



Image 4: Main building (within the site)



Image 5: View towards Beacon Hill (from within site)



Image 6: View of the existing courtyard and surrounding buildings (within site)

4. SUMMARY

- 4.1 The application seeks planning permission for the demolition of commercial garage/workshops with ancillary office and storage accommodation and 2 self-contained residential flats above; erection of 3-storey building plus basement (Block A) comprising 7 self-contained residential units (1x1 Bed, 5x2 Bed, 1x3 Bed) with private amenity space and erection of 3-storey building plus basement (Block B) comprising 569sqm of office space with associated cycle parking, refuse storage, landscaping, boundary treatment and associated alterations.
- 4.2 The application is a resubmission on a previously refused scheme (P2016/5045/FUL) of which the residential block (Block A) was considered inappropriate in design, scale, massing and bulk, as well as resulting in substandard accommodation by means of lack of outlook and overlooking between amenity spaces. The scheme is brought forward to committee given the number of objections received.
- 4.3 Officers are satisfied that the current scheme overcomes the previous refusal reason relating to design and character. The latest proposal has a clearer relationship with the forms, massing and proportions of the surrounding streetscape and in its form and detailed design is considered not to cause harm to the character and appearance of the conservation. The Design Officer has been consulted and is satisfied that the latest design would not cause harm to the character and appearance of the conservation area. Amendments have been received during the application stage to resolve any issues arising from other planning matters and the relevant public consultations have taken place.
- 4.4 The previous concerns regarding quality of accommodation are also considered to have been overcome, with the latest scheme delivering 7 no. well-designed units which meet the relevant minimum floorspace requirements and provide a good quality of outlook and exposure to daylight/sunlight. The units have also been designed so that they not directly overlook one another, alleviating privacy issues.
- 4.5 Having regard to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the proposal is considered not to impact on the character and appearance of the Hillmarton conservation area and the proposal is considered compliant with policies CS8 and CS9 of the Islington Core Strategy (2011), DM2.1 and DM2.3 of Development Management Policies (2013), Policies PLAN1, DH1, DH2 and H4 of the SDMP, Policies D4 and HC1 of the London Plan (2021), and the guidance contained within the Urban Design Guide (2017) and the Hillmarton Conservation Area Design Guidelines (2002).
- 4.6 The proposal is considered to not detrimentally impact the amenity of the occupiers of neighbouring properties, the wider public highway network and biodiversity and appropriate conditions are recommended ensuring this.
- 4.7 The proposal is considered to be acceptable, and it is recommended that the application be approved subject to conditions.

5. SITE AND SURROUNDINGS

- 5.1 The application site relates to an historic motor repair garage situated between Hillmarton Grove and Beacon Hill, the premises are served by a narrow vehicular access from Middleton Grove via Middleton Mews, but also have a frontage to Beacon Hill. On this frontage is a roller shutter door, as well as the entrance to two self-contained flats situated above the existing building.
- 5.2 A visit to the site (November 2022) has found the use of the premises to have changed from a motor repair garage to a plant shop. This has been carried out without planning permission under the recent changes to the General Permitted Development Order (see Land Use for more info).
- 5.3 The area around the application site is predominantly residential, largely comprising Victorian terraced or semi-detached houses, although Middleton Grove contains some 1960s blocks of flats. The site together with the whole of Beacon Hill is within the Hillmarton Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission for the demolition of commercial garage/workshops with ancillary office and storage accommodation and 2 self-contained residential flats above; erection of 3-storey building plus basement (Block A) comprising 7 self-contained residential units (1x1 Bed, 5x2 Bed, 1x3 Bed) with private amenity space and erection of 3-storey building plus basement (Block B) comprising 569sqm of office space with associated cycle parking, refuse storage, landscaping, boundary treatment and associated alterations.
- 6.2 The proposal would involve the demolition of all existing buildings on site (commercial and 2 no. residential units) and replacement with a residential block (Block A) and commercial office block (Block B). Block A would be positioned towards the east of the site and would be two storeys over basement (with roof level) and would have T-shaped footprint providing 7 no. self-contained residential units with associated amenity spaces and would have a frontage on to Beacon Hill. Block B would be contained within the site (towards the west) and would also be of two storeys over basement (with roof level), albeit with a more regular footprint. The differences in floorspace can be seen in the tables below:

Residential:

Units Lost					
Unit Type	Units	Tenure	GIA	Hab Rooms	Bedrooms
Flat	1	Market for Rent	53	2	1
Flat	1	Market for Rent	71	3	2

Units Gained					
Unit Type	Units	Tenure	GIA	Hab Rooms	Bedrooms
Flat	1	Market for Rent	94	3	2
Flat	1	Market for Rent	86	3	2
Flat	1	Market for Rent	96	4	3
Flat	1	Market for Rent	66	3	2
Flat	1	Market for Rent	74	3	2
Flat	1	Market for Rent	50.5	2	1
Flat	1	Market for Rent	107	3	2

Commercial:

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)

Class E (formerly Class B1c – light industrial)	420	420	0
Class E (formerly Class B1a - offices)	0	0	569
Total	420	420	569

- 6.3 The development would incorporate a refuse storage towards the north of the site (housing both commercial and residential bins) and would accommodate cycle parking in store fronting Beacon Hill for the residential units and an enclosure within the site for the commercial unit. The two uses would be kept separate via a 1.8m high metal railing. The Middleton Grove entrance would be the primary point of access for the commercial use, whilst the residential use would be primarily accessed via Beacon Hill.
- 6.4 Revisions have been made since the previously refused proposal. The key revisions include:
- *Reduction of the rear projection depth, height and width of Block A and introduction of a centralised 'spine' party wall with dormer windows at roof level.*
 - *Reduction in footprint of Block B by 27% from the previous proposal and introduction of an office basement level.*
 - *Alteration to the roof form of both blocks (A&B) to introduce a pitched roof, with the aim of resembling a traditional mews.*
 - *The proposed unit mix comprises 1x1b, 5x2b and 1x3b. The previously proposed unit mix comprised 2x1b, 5x2b, 2x3b.*
 - *Omission of solely subterranean units, with 2 no. maisonette-style units now being proposed across upper and lower ground floor levels.*
- 6.5 Further revisions have been made during the application stage which consist of the following:
- *Minor re-positioning of the footprint of Block A in a north-westerly direction, away from the tree canopy of the mature tree at the foot of the rear garden of No. 34 Hungerford Road (see Trees section for further info).*
 - *Separation of the residential and commercial uses by a 1.8m high fence including cycle parking spaces and refuse arrangements.*
 - *Re-working the internal layouts of Block A (see Quality of Accommodation section for further info)*

7. RELEVANT HISTORY:

Planning Applications

P2023/1171/S73: Section 73 application (Minor Material Amendment) to remove condition 2 (restricted use of vehicular entrance) of Planning Permission Reference: 881503 dated 15/06/1989 for 'Reconstruction of garage buildings and new vehicular entrance from Beacon Hill'.

P2016/5045/FUL: Demolition of existing buildings on site and erection of one 3 storey building plus basement (block A) comprising residential 9 self-contained flats (2 x 1 bed, 5 x 2 bed & 2 x 3 bed). Also private amenity space and covered bike space and bins storage. Erection of part two storey part 3 storey office building (B1) (block B) with covered bike store and commercial bin store plus associated landscaping, boundary treatments and associated alterations. **Refused 02/02/2018. Dismissed upon Appeal 14/01/2019.**

Reasons for Refusal:

- 1) **REASON:** *The proposed building Block A by reason of its excessive design, scale, massing and bulk, rearward depth and siting would result in an overdominant, discordant and unduly prominent form development that fails to respect the established pattern of development, to the*

detriment of the character and appearance of the surrounding conservation area and wider urban setting contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policies CS 8 and CS9 of the Islington Core Strategy (2011), Policy DM2.1 and DM2.3 of the Islington Development Management Policies (2013), The Islington Urban Design Guide (2017), the Hillmarton Conservation Area Design Guidelines and the NPPF.

- 2) **REASON:** *The proposal would result in a substandard and poor standard of living accommodation for the proposed basement and ground floor flats numbered Flats 1 to 5 inclusive by reason of their poor and compromised outlook, mutual overlooking and loss of privacy to each units rear windows and amenity spaces and the creation of poor non-functional and enclosed private amenity spaces for each proposed unit. The proposed units would therefore fail to provide an acceptable living environment for prospective occupiers. The proposal is therefore considered contrary to policies 3.5 and 3.6 of the London Plan (2016), policy CS12 of Islington's Core Strategy (2011) and policy DM3.4 of the Islington Development Management Policies (2013) and the NPPF.*

P081590: Extension to existing car repair workshop. **Approved with Conditions 26/09/2008.**

930188: Continued use of garage premises without compliance with condition 02 of planning permission dated 15th June 1989 (Ref: 88/1503) to allow vehicle entry/exit via Beacon Hill. **Refused 02/04/1993. Dismissed upon appeal 16/09/1993.**

Reason for Refusal:

“Unrestricted use of the entrance/exit as proposal would be detrimental to pedestrian safety and to residential amenities in this part of the Hillmarton Conservation Area”

881503: Reconstruction of garage buildings and new vehicular entrance from Beacon Hill. **Approved with Conditions 15/06/1989.**

Pre-Planning Applications

Q2021/2103/HH: Change of use of site from car garage [Use Class E(g)] to plant shop [Use Class E(a)] with associated conservatory (greenhouse) building (following demolition of existing car garage buildings). **Pre-Application Advice Given 18/09/2021.**

- *Although there is potential for the proposed change of use to be carried out without planning permission under the 2020 version of the Use Class Order, it is recommended firstly that the existing use is established through a Lawful Development Certificate. It is also recommended that an operational management plan is submitted to fully clarify the proposed use of the premises. With the creation of new development on the site, it is likely that some of the Class E uses would not be acceptable given the location of the site and some uses may be conditioned out of the scheme, pending on the detail provided.*

Q2019/1115/MIN: Demolition of existing buildings on site and erection of one 3 storey building plus basement (block A) comprising residential 9 self-contained flats (2 x 1 bed, 5 x 2 bed & 2 x 3 bed). Also private amenity space and covered bike space and bins storage. Erection of part two storey part 3 storey office building (B1) (block B) with covered bike store and commercial bin store plus associated landscaping, boundary treatments and associated alterations. **Pre-Application Advice Given 15/05/2020.**

- *Given the principle was considered acceptable as part of the previously refused proposal (ref: P2016/5045/FUL), the pre-application advice was focused around the design of the development and its impact upon the Hillmarton Conservation area.*

Q2016/2020/MIN: Pre-application Follow Up for demolition of existing buildings on site and erection of one 3 storey building plus basement comprising nine flats (Block A) and a part 2 storey, part 3 storey building comprising 630sqm office floorspace (Block B), with associated landscaping and amenity space on pre-application reference Q2015/3916/MIN. **Pre-Application Advice Given 28/07/2016.**

Q2015/3916/MIN: Pre-application for demolition of existing buildings on site and erection of one 3 storey building plus basement comprising nine flats (Block A) and a part 2 storey, part 3 storey

building comprising 630sqm office floorspace (Block B), with associated landscaping and amenity space. **Pre-Application Advice Given** 04/12/2015.

8. CONSULTATION

Public Consultation

- 8.1 The original public consultation involved letters being sent to occupants of 237 no. adjoining and nearby properties on 25/05/2021. A site notice and press release was also displayed. The consultation period ended on 27/06/2021. A total of 28 responses were received in objection to the development during this consultation and two in support.
- 8.2 The first re-consultation was carried out to account for re-positioning of Block A. This was carried out on 18/10/2022 and expired on 08/11/2022. A total of 9 responses were received in objection to the development during this consultation and one in support.
- 8.3 The second re-consultation was carried out to account for re-arrangement of the refuse and cycle stores, reconfiguration of Block A and installation of a fence/gate to separate the two uses. This was carried out on 22/05/2023 and expired on 12/06/2023. A total of 12 responses were received in objection to the development during this consultation and 1 comment in support. A consolidated letter of objection was also received signed by 20 objectors.
- 8.4 Overall, there have been 35 unique respondents to the proposal, with 33 in objection and 2 in support. The main objecting comments concern:
1. Increase in urban residential overcrowding (*Paragraphs 10.8 & 10.144*)
 2. Profit motivated design (*Paragraph 10.143*)
 3. Poor quality of design (*Paragraphs 10.37-10.46*)
 4. Development out of character with the Hillmarton conservation area (*Paragraphs 10.37-10.46*)
 5. Overdevelopment of the site (*Paragraphs 10.37-10.46*)
 6. Poor quality of living accommodation – particularly basement flats (*Paragraphs 10.83-10.95*)
 7. Loss of privacy (*Paragraphs 10.55-10.57*)
 8. Loss of daylight and sunlight (*Paragraphs 10.58-10.63*)
 9. Increased noise impacts and noise pollution (*Paragraphs 10.69-10.70*)
 10. Increased odours (*Paragraphs 10.69-10.70*)
 11. Drainage concerns (*Paragraph 10.130*)
 12. Subsidence and foundation concerns (*Paragraph 10.143*)
 13. Increased street parking and traffic issues (Beacon Hill) (*Paragraph 10.113*)
 14. Concerns surrounding access to the site (*Paragraphs 10.112*)
 15. Increased pressure upon local services (*Paragraph 10.143*)
 16. Increased risk of crime (*Paragraph 10.110*)
 17. Property damage and party wall issues (*Paragraph 10.143*)
 18. Impact upon protected trees and removal (*Paragraphs 10.118-10.121*)
 19. Refuse arrangement concerns (*Paragraphs 10.97-10.101*)
 20. Disruption during the building works (*Paragraph 10.143*)
 21. Objection towards the loss of the current use (*Paragraph 10.12*)

Internal Consultees

- 8.5 **Design and Conservation:** No objection to the latest design, with a full set of design observations being provided. Amendments have been made to the internal layout since the original submission which will be discussed in the 'Quality of Accommodation' section of the report.
- 8.6 **Policy:** No objection, subject to the inclusion of a condition to ensure the commercial office element operates in business use within Class E as opposed to flexible use Class E, due to the predominantly residential character of the area.
- 8.7 **Affordable Workspace:** Clarification was sought, but it has been determined that the scheme does not involve 1,000sqm + of commercial floorspace and thus an obligation is not applicable.

8.8 **Trees:** Initial objection, owing to the positioning of Block A to a mature tree at the foot of the garden of No. 34 Hungerford Road. Objection rescinded after amendments to move the footprint of Block A outside of the tree's canopy.

8.9 **Environmental Health:** There are 4 x new AC units planned for the office building block B. To meet the noise criterion, it is necessary to fully enclose the units and the visual amenity of this will need to be considered. This should be conditioned as below for overall noise and controls on hours of operation in line with the assumptions of the noise report.

The site is noted on the council's contaminated land database due to the historic car garage and repairs usage. The 2016 app included a desk study and site investigation with elevated lead and mercury samples noted. A remediation strategy of removal of soil for the basements and importation of 300mm of clean cover for any areas of soft landscaping was proposed. However, this app doesn't include any of this or any more recent info, thus a condition is recommended to prevent a pollution leakage.

The development is in a highly constrained site surrounded by nearby residential and therefore some disruption is inevitable as a result of constructions. To minimise the impacts, a condition for a Construction Environmental Management Plan is recommended.

8.10 **Ecology:** It is recommended that a pre-commencement condition is included for a bat survey to ensure that no bats are roosting in the existing buildings.

8.11 **Energy and Sustainability Officer:** A number of clarifications were requested relating to energy and sustainability which have since been addressed by the agent. Further information can be found within the relevant sections of the report.

8.12 **Inclusive Design:** A number of clarifications were sought, particularly on cycle, drop-off and accessibility. These have since been clarified and the drawings have been amended accordingly. The Inclusive Design officer thus does not now raise an objection.

8.13 **Highways and Transport:** Requested swept path analysis drawings to demonstrate that vehicles are able to successfully enter, manoeuvre and exit the site both during the construction stage and throughout the course of the development. Upon review of the swept path drawings, no objection has been raised, subject to the inclusion of a pre-commencement condition requesting a construction management plan.

8.14 **Refuse and Recycling:** Initial concern to the proposal, given the travelling distance to the street for collection days would be less than 10.0m. This has been revised and there is subsequently no objection to the latest arrangement.

External Consultees

8.15 **Network Rail:** No objection

8.16 **London Underground:** No objection

8.17 **TFL:** No comments to make, other than to emphasise compliance with the London Plan (2021),

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

8.19 **Design Out Crime:** No objection, subject to the inclusion of a condition demonstrating secured by design accreditation prior to occupation.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS AND POLICIES

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

National Guidance

- 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 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).
- 9.2 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.
- 9.3 At paragraph 8 the NPPF states: "that sustainable development has an economic, social and environmental role".
- 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 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.

Designations

- 9.11 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:
- iConservation Areas 170914 CA32 Hillmarton
 - iCycle Routes (Major) 170914 Development Management Po Major Cycle Route
 - iLocal Views LV4 170914 Local view from Archway Road
 - iLocal Views LV5 170914 Local view from Archway Bridge
 - iWithin 100m TLRN 170914 Site within 100m of a TLRN Road
 - iArticle 4 Direction A1-A2 (Rest of Borough) 45 23623111

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Draft Islington Local Plan 2019

- 9.13 The council received the Inspectors report for the new Local Plan on 5th July 2023. The receipt of the Inspectors' final report has significant implications for determining planning applications. The National Planning Policy Framework (NPPF) allows Councils to give weight to emerging Local Plans according to their stage of preparation, the extent to which there are unresolved objections and the degree of consistency with the national policy. On the basis that the Council has received the Inspectors' final report, all objections have been considered and resolved and the Plan has been confirmed as sound and therefore compliant with national policy, almost full weight can be afforded to the new Local Plan, with policies given very significant weight in decision making.
- 9.14 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).

9.15 The emerging policies which are relevant to this application are set out below:

- Policy PLAN1 Site appraisal, design principles and process
- Policy DH1 Fostering innovation and conserving and enhancing the historic environment
- Policy DH2 Heritage assets
- Policy B1 Delivering Business Floorspace
- Policy B2 New Business Floorspace
- Policy B3 Existing Business Floorspace
- Policy G4 Biodiversity, Landscape Design and Trees
- Policy G5 Green Roofs
- Policy H1 Thriving Communities
- Policy H2 New and Existing Conventional Housing
- Policy H4 Delivering High Quality Housing
- Policy H5 Private Outdoor Space
- Policy S1 Delivering sustainable design
- Policy S2 Sustainable design and construction
- Policy S3 Sustainable design standards
- Policy S4 Minimising greenhouse gas emissions
- Policy S5 Energy Infrastructure
- Policy S8 Flood Risk Management
- Policy S9 Integrated Water Management and Sustainable Drainage
- Policy S10 Circular Economy and Adaptive Design
- Policy T1 Enhancing the public realm and sustainable transport
- Policy T3 Car Free Development Parking
- Policy T5 Delivery, servicing and construction
- Policy ST2 Waste

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land Use
- Design and Conservation
- Neighbouring Amenity
- Residential Mix and Quality of Accommodation
- Refuse and Recycling
- Accessibility
- Highways
- Landscaping, Trees and Biodiversity
- Sustainability
- Circular Economy
- Basement Development
- Land Contamination
- Small Site Housing Contributions and Carbon Offsetting
- Community Infrastructure Levy
- Other Matters

Land Use

Residential Development

10.2 Paragraph 7 of the NPPF (2021) states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should

normally approve applications for residential development, provided that there are not strong economic reasons why such development would be inappropriate.

- 10.3 Core Strategy Policy CS12 seeks to ensure that the Borough has a continuous supply of housing to meet London Plan targets. London Plan Policy D6 also seeks to maximise the supply of additional homes in line with the London Plan's guidelines on density, having regard to the site's characteristics in terms of urban design, local services and public transport, and neighbour amenity.
- 10.4 Draft Local Plan Policy H1 identifies that Islington should continue to be a place where people of different incomes, tenures and backgrounds can live in mixed and balanced communities which are economically, environmentally and socially healthy and resilient. All new housing development must be fully integrated within, and relate positively to, its immediate neighbours and locality. Gated development is not suitable, as it isolates and compartmentalises communities.
- 10.5 Draft Local Plan Policy H2 (Part A) identifies that Islington aims to meet and exceed the housing target of 7,750 units by 2028/29, which equates to an annualised target of 775 per annum. Part C of the Policy adds that the loss of existing self-contained housing will be resisted unless the housing is replaced by at least equivalent floorspace and does not involve the net loss of more than one unit. Part E adds that concentrations of one-bedroom units – overall and as part of constituent market and affordable elements of a proposal – will not be acceptable.
- 10.6 Draft Local Plan Policy H4 (Part A) requires all new residential housing developments to be designed and built to a high quality for duration of its lifetime. Residential development must be functional, useable and comfortable space that has good amenity for occupiers of all ages, whilst meeting the required space criteria set out under the London Plan and the relevant Supplementary Planning Guidance (SPG).
- 10.7 There are 2 no. residential units at first floor level currently within the existing building that contains a frontage on to Beacon Hill. These residential units are referred to in Planning Inspectors decision dated 16/09/1993 and therefore are considered to have an established C3 use. It is therefore the case that there is a policy presumption in favour of the delivery of new housing, and the site is considered to be a sustainable location for new housing.
- 10.8 The proposed scheme would deliver 7 no. residential units which would contribute towards the Borough's target of 7,750 units by 2028/29 as set out by Draft Local Plan Policy H2. It would also provide high-quality residential units, avoiding the over-proliferation of one-bedroom units with an active frontage on to Beacon Hill, in line with Draft Local Plan Policies H1 and H4. Therefore, subject to compliance with other policies, the introduction of residential units at this site is supported in principle and amount to public benefits in support of the proposal.

Office Development

Loss of Existing Buildings and Use:

- 10.9 The Glossary to Islington's Core Strategy February 2011 (the Core Strategy) defines 'Employment floorspace/buildings/development/uses' are then defined as 'activities or uses that generate employment, including offices, industry, warehousing, showrooms, hotels, retail, entertainment, educational, health and leisure uses'.
- 10.10 Both Policy CS13 (Part B) of the Core Strategy and Policy B3 (Part A) of the Islington Draft Local Plan seek to protect 'existing business spaces' against change of use to non-business uses, including units suitable for small and medium enterprises by reason of their type and size.
- 10.11 Both Policy DM5.2A of the Islington Development Plan Document (2013) and Draft Local Plan Policy B3 (Part B) note that proposals that would result in a loss or reduction of business floorspace will be refused unless the applicant can demonstrate exceptional circumstances, including through the submission of clear and robust evidence which shows there is no demand for the floorspace. This evidence must demonstrate that the floorspace has been vacant and continuously marketed for a period of at least two years.

- 10.12 The permission reference P881503 identifies the historic use as garage buildings, although a recent officer site visit has found that the site has recently changed use under permitted development and is used as a garden centre. When considering the historic use, garages for repairs and vehicle testing were previously categorised as a B2 use as described by the land Use Gazetteer. However, under the Town and Country Planning (Amendment) (England) Regulations 2020, the current use has been found to be Class E(g)(iii). Either way, it is considered that there is no specific policy requirement for the retention of a car repair garage or in the case of the current use, a garden centre, and therefore the loss would not be resisted.
- 10.13 As existing, the site incorporates a total of 420sqm of business floorspace and the proposal seeks to introduce a total of 569sqm of office space, an overall uplift of 149sqm. With both the historic and proposed uses now falling within the same Use Class (Class E) and owing to the proposed business floorspace uplift, officers are satisfied that a sufficient amount of business floorspace would remain at the site. The proposal is therefore considered to accord with Policy CS13 of the Islington Core Strategy (2011), Policy DM5.2 of the Development Management Policies (2013) and Draft Local Plan Policy B3.

Introduction of Office Use:

- 10.14 Policy DM5.1 of the Islington Development Plan Document (2013) states that outside the CAZ, Employment Growth Areas, Strategic Industrial Sites and Town Centres, that 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. Draft Local Plan Policy B2 reiterates this policy and adds that proposals for new business floorspace must be accessible to all in accordance with the priority for sustainable modes of transport set out in Draft Local Plan Policy T1 and must not prejudice the overall aim of reducing the need to travel.
- 10.15 Draft Local Plan Policy B1 (Part C) notes that the Council is committed to ensuring there is an adequate supply of business space in line with job growth projections and will protect existing business space throughout the borough through implementing planning policies which seek to ensure, at least, no net loss of business floorspace, and through the making of Article 4 Directions, where appropriate. Part F of Policy B1 also adds that development in the borough must provide jobs and training opportunities/support.
- 10.16 The London Plan (2021) places importance upon office use and recognises that London contains a diverse range of office markets. Amongst other things, Policy E1 expresses support for locally orientated, town centre office provision to meet local needs. It also stresses that Development Proposals related to new or existing offices should take into account the need for a range of suitable workspace, which includes lower cost and affordable workspace.
- 10.17 The LB Islington Employment Land Study by Ramidus Consulting Limited dated January 2016 (the ELS) generally underlines the need to protect business floorspace and provide new office floorspace if London Plan forecasts of employment growth in Islington from 109,400 to 129,092 jobs by 2041 are to be met. It also, amongst other things, highlights a large amount of commercial floorspace in the Borough lost to residential use, and makes reference to the market for small occupiers and for flexible space.
- 10.18 The ELS identifies the biggest threat to growth as likely to come from restricted supply as potential office premises are outbid in value terms by residential use. If, as set out in the Mayor's SPG, the CAZ is to accommodate projected employment growth and remain globally competitive, it recommends that policy should seek to retain land for commercial office development.
- 10.19 The applicant is proposing to provide Block B which is proposed to be solely in Class E(g)(i) office use, with the proposed floor space being a total of 569sqm. The Islington Draft Local Plan (Section 4.7) makes reference to an unprecedented high need for additional office floorspace (400,000sqm by 2036). Officers are satisfied in this case that the introduction of 569sqm of new office space would contribute towards the need, whilst subsequently resulting in adequate employment opportunity and training opportunities/support in this location.

- 10.20 Both the previously refused application (ref: P2016/5045/FUL) and subsequent appeal (PINS ref: APP/V5570/W/18/3201432) did not raise an objection to the introduction of an office use at the site. The proposed 569sqm provision is considered to continue to supply a welcomed source of business floorspace in this location, which has been historic to the site, and officers are satisfied that the proposal would provide high-quality, flexible office space which also has the potential to be divided up into smaller units that are designed to be occupied by small businesses (i.e. 90sqm or less). The proposal for modern office space is therefore considered to enhance the overall character and vitality of the local area and is deemed to be of a higher quality than the historic employment space. It is therefore considered to be in line with Policy DM5.1 of the Development Management Policies (2013), Draft Local Plan Policies B1 and B2 and Policy E1 of the London Plan (2021). The sustainable transport aspects of the scheme, as identified by Draft Local Plan Policy B2 can be found in the relevant section of the report, below.
- 10.21 It is noted that the Council's Policy officer was consulted at the application stage and did not raise a concern towards the principle of the proposed uses at the site. Given the wide flexibility of Class E under the latest Town and Country Planning (Amendment) (England) Regulations 2020 however, a condition has been recommended to ensure that the future use is restricted within Classes E(g)(i), E(g)(ii) and E(g)(iii) only. A further condition will be added to prevent the office space from being converted into residential use. Such conditions are considered a necessary inclusion in this case to prevent the potential for alternative uses being introduced in the future and these will be included as part of the list of conditions. Taking into account this factor and those discussed in the above assessment, officers consider the proposal overall to be acceptable in land use terms.

Design and Conservation

- 10.22 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.
- 10.23 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.
- 10.24 Policy PLAN1 of Islington's Strategic and Development Management Policies, amongst other objectives, aims to achieve development that represents a high quality of design that is sustainable and inclusive and that positively contributes to local character, legibility and distinctiveness.
- 10.25 Part A of Policy DH1 supports innovative approaches to development while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough. Part E of the policy states that the Council will conserve or enhance Islington's heritage assets and their setting in a manner appropriate to the significance.
- 10.26 Policy DH2 requires development within conservation areas and their settings to conserve or enhance the significance of the area and be of a high-quality contextual design. Proposals that harm the significance of a conservation area or listed building must provide clear and convincing justification for the harm and proposals that will cause substantial harm to the significance of a conservation area or listed building will be strongly resisted.
- 10.27 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving the Grade II Listed Building.
- 10.28 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas within their area.

Existing Characteristics:

- 10.29 The application site relates to a motor repair garage situated between Hillmarton Grove and Beacon Hill, the premises are served by a narrow vehicular access from Middleton Grove via Middleton Mews, but also have a frontage to Beacon Hill. On this frontage is a roller shutter door, as well as the entrance to two flats situated above the garage. The area around the application site is predominantly residential. There is a bend in the road (Beacon Hill) where the application site can be appreciated from public views which affords the site greater visual prominence.
- 10.30 The existing building is two storeys high with an attached single storey extension and an ancillary single storey building situated within the site. The main two storey building provides an interesting roofline that gives a balanced transition between the larger scale of the properties on Hungerford Road and the more modest scale of Beacon Hill and is historic. It is considered that the current two storey building has undergone unsympathetic alterations (e.g. the painting of the brickwork, the replacement windows and front door, alterations to the boundary). The site remains an important part of its spacious and leafy setting.
- 10.31 The special character and appearance of a conservation area can be perceived not only from public viewpoints but also from private ones. In addition to its prominence on the street frontage, the site as a whole is widely overlooked from the upper levels of many of the surrounding residential properties in Middleton Grove, Hungerford Road, Beacon Hill and Camden Road. Despite its current untidy state, its size and its open and leafy nature reinforces the area's sense of spaciousness and makes a positive contribution to the character and appearance of the conservation area.
- 10.32 The proposed removal of the main building and those ancillary buildings within the site would facilitate the erection of a residential building - Block A- accommodating 7 self-contained units, and a commercial building Use Class E - Block B. Block A would have two storeys with an additional set-in roof level and the building with a T-shaped footprint.

Design Context and History:

- 10.33 A previous application (ref: **P2016/5045/FUL**) for the provision of two three storey blocks (A & B) to provide 9 no. residential units (2 x 1 bed, 5 x 2 bed & 2 x 3 bed) and office space respectively, was refused on 02/02/2018 for the following two reasons:
- 1) *REASON: The proposed building Block A by reason of its excessive design, scale, massing and bulk, rearward depth and siting would result in an overdominant, discordant and unduly prominent form development that fails to respect the established pattern of development, to the detriment of the character and appearance of the surrounding conservation area and wider urban setting contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policies CS 8 and CS9 of the Islington Core Strategy (2011), Policy DM2.1 and DM2.3 of the Islington Development Management Policies (2013), The Islington Urban Design Guide (2017), the Hillmarton Conservation Area Design Guidelines and the NPPF.*
 - 2) *REASON: The proposal would result in a substandard and poor standard of living accommodation for the proposed basement and ground floor flats numbered Flats 1 to 5 inclusive by reason of their poor and compromised outlook, mutual overlooking and loss of privacy to each units rear windows and amenity spaces and the creation of poor non-functional and enclosed private amenity spaces for each proposed unit. The proposed units would therefore fail to provide an acceptable living environment for prospective occupiers. The proposal is therefore considered contrary to policies 3.5 and 3.6 of the London Plan (2016), policy CS12 of Islington's Core Strategy (2011) and policy DM3.4 of the Islington Development Management Policies (2013) and the NPPF*
- 10.34 The refusal was appealed with the Planning Inspectorate (ref: APP/V5570/W/18/3201432) and was subsequently dismissed on 14/01/2019. The reasons for the dismissal of the previous appeal were predicated on the design of the proposed buildings, not the loss of the existing buildings on the site.
- 10.35 As advised at pre-application stage, the proposed demolition of an historic building within a conservation area is regrettable. The existing building has a limited positive contributed to the

conservation area due to the height and form of the building and the pitched roof. However, it is considered not to be the strongest contributor of the assets within the conservation area and so its replacement is considered acceptable in principle provided it is replaced with a building or buildings of appropriately high quality. As currently proposed, the submitted design is considered to justify the loss of the existing conservation area building fronting Beacon Hill.

10.36 Paragraph 32.5 of the Hillmarton Conservation Area Design Guidelines (2002) states that the Council wishes to retain all statutory and locally listed buildings together with the Victorian structures in the area. Whilst the Council does not resist the loss of the building on the appeal site in principle, it considers that the design of any replacement should be of the highest quality to justify its loss. Paragraph 32.8 of the CADG states that new development should conform to the established height, scale and proportions of existing buildings in the immediate area.

10.37 A comparison of the previously refused (and dismissed) scheme and the current scheme can be seen in the drawings below:



Image 7: Existing Beacon Hill North-east elevation



Image 8: Beacon Hill Block A North-east elevation (refused vs current scheme)

with the forms, massing and proportions of the surrounding streetscape and in its form and detailed design is considered to cause less than substantial harm to the character and appearance of the conservation area, therefore it meets the requirement to preserve or enhance character and appearance.

- 10.40 The large rear roof projection has now been omitted and replaced with a small dormer for access to the roof terrace as shown by the red dash line on the flank and rear elevations. A detailed review of the floor construction has resulted in the parapet height of the rear projection is now set 0.6m below the main building which reduces the perceived massing in terms of both height and width of the rear projection, the depth of which has been reduced from the previous scheme. All sliding doors to the rear elevation which lead to amenity space have been reduced from triple to double sliding doors to give a domestic scale. Frameless glass balustrades to balconies and at ground floor to the lightwells have been revised to metal railings which is more appropriate to the conservation area.
- 10.41 The lintels over the first-floor window to the street elevation and coping detail have been revised from reconstituted stone to double brick soldier courses. This is considered to relate more closely to the Beacon Hill villas and the revisions to Block B. A central 'party wall' spine has been introduced to the roof profile as requested in the most recent pre-application advice. The lift core has been repositioned to sit centrally in the plan to conceal the lift over run. The lift over-run is concealed within the roof build-up as previously requested. The two dormers either side of the rear projection on the rear elevation have been made the same size and match those located on the front elevation and also on Block B.
- 10.42 It is considered that the design of Block A would conform to the established height, scale and proportions of existing buildings in the immediate area in accordance with Policy DM2.3 of the Development Management Policies (2013) and Draft Local Plan Policies DH1 and DH2.

Block B:

- 10.43 Block B was previously of concern in terms of its height and bulk, although it is noted that the latest appeal decision (ref: APP/V5570/W/18/3201432) did not raise concern to the design. As consistently advised at pre-application stage, it was considered that a lower building that is subservient to the villas on Beacon Hill would be more appropriate here as it is a secondary street. In order to successfully remain subservient, it was advised that the height should be reduced, and the building line set back from the houses on Beacon Hill. The building line has been set back, and the massing and design of the building amended to provide a more contextual and subsidiary appearance to this block, in comparison with previously refused schemes. Although still a considerable footprint, the block is considered appropriate to the overall site area and would deliver the opportunity for high-quality office space in the area which is identified as a public benefit.
- 10.44 The building's appearance more closely resembles a traditional mews. The principal elevation has been divided into five distinct bays which have a large single opening at ground floor which represents the stable/coach house opening of a traditional mews structure.
- 10.45 The design of Block B would conform to the established height, scale and proportions of existing buildings in the immediate area in accordance with Policy DM2.3 of the Development Management Policies (2013) and Draft Local Plan Policies DH1 and DH2.
- 10.46 The proposed materials of both blocks appear to be acceptable in principle, however full details of the thicknesses of the frames along with details for the front door and material samples for all facing materials will be included as a pre-commencement condition on the decision notice.

Overall Site:

- 10.47 It is noted that the latest design keeps the residential (Block A) and commercial (Block B) separate from one another. Block A would be accessed from Beacon Hill, whilst Block B would be accessed from Middleton Grove in a similar arrangement to the existing. A 1.8m high fence would be incorporated within the central access area to further separate the two uses. Officers deem it

necessary to keep the uses separate in this case to avoid an overlap between the uses and to ensure that the two uses can function separately.

Design Conclusions:

- 10.48 The proposal would involve the removal of an historic building which forms part of the Hillmarton Conservation area and replacement with new buildings (Blocks A and B), of which Block A (residential block) would have a prominent frontage on to Beacon Hill. As per the above assessment, the design of the new blocks has been considered to be acceptable and thus the harm to the heritage asset in this case (Hillmarton Conservation Area) can be identified as amount to less than substantial.
- 10.49 Paragraph 202 of the National Planning Policy Framework (2021) states that “*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*” It is acknowledged in this case that the residential element of the proposal would primarily be of benefit to the applicant, although conversely, it would introduce 7 no. high-quality residential units to a brownfield site. The introduction of 569sqm of office space to Block B can also be identified as a public benefit, offering employment opportunities to the local and wider community. Overall, the public benefits which the scheme would introduce are considered to outweigh the less than substantial harm, balancing in favour of the development.
- 10.50 In line with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposal hereby under consideration, special regard has been given to the desirability of preserving the character and appearance of the conservation area and the setting of the neighbouring listed building.
- 10.51 The proposal on balance is considered to be in keeping with the visual appearance of the building within the application site and wider streetscene and is considered acceptable in design and conservation terms which will preserve the character and appearance of the Hillmarton Conservation Area. The proposal is considered compliant with policies CS8 and CS9 of the Islington Core Strategy (2011), DM2.1 and DM2.3 of Development Management Policies (2013), Policies PLAN1, DH1 and DH2 of the SDMP, Policies D3, D4 and HC1 of the London Plan (2021), and the guidance contained within the Urban Design Guide (2017) and the Hillmarton Conservation Area Design Guidelines (2002).

Neighbouring Amenity

- 10.52 The Development Plan contains policies that seek to appropriately safeguard the amenities of residential occupiers when considering new development. London Plan policy D14 identifies that buildings should not cause unacceptable harm to the amenity of in particular, residential buildings in respect of matters including privacy and overshadowing. Policy D14 (part A) of the London Plan 2021 states that development proposals should seek to manage noise by mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development; separating new noise sensitive development from major noise sources through the use of distance, screening or internal layout in preference to sole reliance on sound insulation; controlling and mitigating potential adverse effects through the application of good acoustic design principles; and promoting new technologies and improved practices to reduce noise at source and on the transmission path from source to receiver.
- 10.53 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.
- 10.54 Draft Local Plan policy PLAN1 applies to all new developments. Part B(i) of this policy requires compliance with contextual design principle and requires all development to provide a good level of amenity, including consideration of noise and the impact of disturbance, hours of operation,

vibration, pollution (such as air, light and noise), fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.

- 10.55 In this case, the site adjoins the rear gardens of neighbouring properties to Middleton Grove (nos. 1, 2 & 3) Hungerford Road (nos. 38-32, even), Camden Road (nos.348- 354, even) and no. 16 Beacon Hill. The rear gardens would separate the proposed built form and the existing dwellings in the vicinity of the application site. No 16 Beacon Hill has the most sensitive relationship to the proposed development, being located immediately adjacent to the site.

Overlooking/Loss of Privacy

- 10.56 Standard 28 of the London Plan SPG Housing (2016) requires proposals to demonstrate that habitable rooms would have adequate levels of privacy in relation to neighbouring properties, the street and other public spaces and Policy DM2.1 and Policy PLAN1 identifies a minimum distance of 18 metres between windows 'to protect privacy for residential developments and existing residential properties.
- 10.57 The south-east, south-west and north-west elevations of the proposed Block A and Block B would face onto the rear elevations of the surrounding properties which contain residential windows. It is also noted in particular that Flats 4 and 5 would contain external 5sqm balcony spaces that would face in a south-westerly direction towards Middleton Grove. It is however, considered the rear habitable windows to those properties on Camden Road and Middleton Grove as to prevent direct overlooking, in excess of 18.0m, as required by Policy DM2.1 and Policy PLAN1. It is important to note that the proposed 5sqm balconies have been positioned to the main spine of Block A rather than its central projection, and this further extends the separation distances between the Middleton Grove properties.
- 10.58 It is noted that Nos. 32 and 34 Hungerford Road have rear projections which are approximately 15.0m from the proposed south-east flank elevation of Block A, which is 3.0m less than the desired 18.0m advocated by local policy, however, the latest revisions (Rev. G) have since omitted any side facing windows that would face towards the properties on Hungerford Road. It is therefore considered that there would not be any opportunity for undue overlooking to any habitable windows, which is welcomed. Whilst is acknowledged a degree of overlooking would occur to the private amenity spaces of these properties, namely from the balcony of Unit 5 which would be positioned less than 18m from the garden space, it is considered that there is often a degree of mutual overlooking in built up areas such as this and as such, this would not warrant a reason for refusal in this case.

Sunlight/Daylight

- 10.59 Sunlight: the BRE Guidelines (June 2022) confirm that windows that do not enjoy an orientation within 90 degrees of due south do not warrant assessment for sunlight losses. For those windows that do warrant assessment, it is considered that there would be no real noticeable loss of sunlight where:
- In 1 year the centre point of the assessed window receives more than 1 quarter (25%) of annual probable sunlight hours (APSH), including at least 5% of Annual Winter Probable Sunlight Hours (WSPH) between 21 Sept and 21 March – being winter; and less than 0.8 of its former hours during either period; and
 - In cases where these requirements are breached there will still be no real noticeable loss of sunlight where the reduction in sunlight received over the whole year is no greater than 4% of annual probable sunlight hours.
- 10.60 Daylight: the BRE Guidelines stipulate that there should be no real noticeable loss of daylight provided that either:
- The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value. (Skylight); or

- The daylight distribution, as measured by the No Sky Line (NSL) test where the percentage of floor area receiving light is measured, is not reduced by greater than 20% of its original value.

10.61 It has been determined from the proposed sections that the buildings to Middleton Grove, Camden Road and Hungerford Road which face onto the proposal, would not interrupt to the 25-degree line to those windows located at ground floor level. As such, it is considered these windows would not be adversely impact in terms on loss of daylight/sunlight. An external daylight/sunlight report has been submitted during the assessment stage, primarily to assess the impact of the proposal on the nearest residential dwellinghouse, No. 16 Beacon Hill.

10.62 The submitted report identifies that two windows to No. 16 (W9 & W10) fall below the recommended VSC levels, with both windows being located within the side elevation of the rear return. The respective loss was 27% and 32% of the former value and was therefore below the recommended levels. The side facing windows which would experience the loss serve as secondary windows in this case to a wider kitchen/living/dining space. Given that this is the case and the wider results, including the fact that the front bay window to the front elevation (W1) would experience a surplus of light as a result of the development, the losses to the two side windows is considered on balance to be acceptable when viewing the scheme overall. The specifics of the assessment to No. 16 can be seen in the table, below.

16 Beacon Hill			Vertical Sky Component			No sky line (Daylight Distribution)		
	Room number/ Window number	Room use	Existing (%)	Proposed (%)	Loss (%)	Existing (%)	Proposed (%)	Loss (%)
Ground	R1/W1	Unknown	18.66	22.85	N/A	99.67	99.74	N/A
	R1/W2	Unknown	33.25	33.26	N/A			
	R1/W3	Unknown	29.88	29.88	N/A			
	R2/W4	Unknown	32.48	32.08	1%	99.32	99.32	N/A
	R2/W5	Unknown	32.18	31.82	1%			
	R2/W6	Unknown	30.57	30.32	1%			
	R3/W7	Unknown	35.77	35.69	N/A	95.85	95.87	N/A
	R4/W8	Unknown	32.28	32.24	N/A	99.84	99.84	N/A
	R4/W9	Unknown	28.61	20.86	27%			
	R4/W10	Unknown	21.10	14.30	32%			
	R5/W11	Unknown	26.14	23.89	9%	92.30	92.11	N/A
First	R1/W1	Unknown	35.66	35.86	N/A	97.06	97.07	N/A
	R2/W2	Unknown	36.69	36.72	N/A	98.12	98.12	N/A
	R3/W3	Unknown	37.10	37.05	N/A	94.81	94.83	N/A
	R4/W4	Unknown	35.63	35.63	N/A	93.72	93.72	N/A
	R5/W5	Unknown	35.49	35.35	N/A	98.32	98.32	N/A
	R5/W7	Unknown	36.06	35.88	N/A			
	R6/W6	Unknown	34.79	33.79	3%	95.77	95.75	N/A
Second	R1/W1	Unknown	38.74	38.55	N/A	80.58	78.77	2%
	R2/W2	Unknown	38.02	38.01	N/A	59.48	59.48	N/A
	R3/W3	Unknown	37.91	37.87	N/A	60.87	60.87	N/A

- 10.63 With regards to available sunlight hours (ASPH) the results demonstrate there to be one annual transgression (W10) and two winter transgressions (W9 & W10), with four windows with improved results (Ground W1 & First W1-W3). For the justification outlined above, it is considered that owing to their orientation and size, the two windows (W9 & W10) which are affected serve as secondary windows to the main living space at ground floor level at No. 16. This space is served by a set of double doors (W11) and is considered to continue to receive appropriate levels of daylight/sunlight in spite of the transgressions to the side windows.
- 10.64 In relation to daylight distribution, the results have found there to be no transgressions. Where these guidelines are exceeded then sunlight and/or daylight may be adversely affected. The BRE Guidelines (2022) provide numerical guidelines, the document though emphasises that advice given is not mandatory and the guide should not be seen as an instrument of planning policy, these (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout design.

Overshadowing to Neighbouring Properties

- 10.65 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21st March. The 50% criteria mentioned above is also applicable when assessing the impact of a development on an existing neighbouring amenity area. If, as a result of a new development, an existing garden or amenity area does not meet the 50% criteria, and the area which can receive two hours of sunlight on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.
- 10.66 An amenity space analysis has been included within the daylight/sunlight report, which takes into consideration the impact upon the nearest rear garden, No. 16 Beacon Hill. The amenity space at this property was found to contain a considerable amount of vegetation. Notwithstanding, the test takes into account the situation without the vegetation present and has found that although there would be some reduction to the garden area, it would still pass the test contained within the BRE guide. Given this was the case and that the current proposal (in particular Block B) has a reduced footprint and height compared to the previous approval; it is considered that there would be, on balance, no adverse impact in relation to overshadowing to this neighbouring property and other surrounding properties.

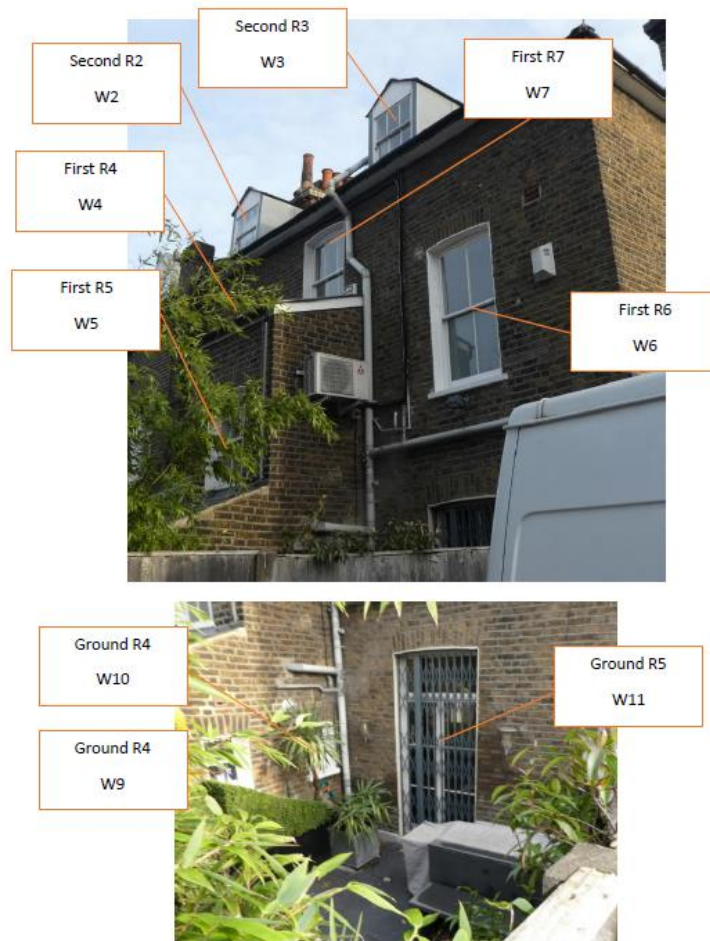


Image 11: View to the rear of No. 16 Beacon Hill with associated window labelling

Outlook and Sense of Enclosure

- 10.67 As stated, the site adjoins the rear gardens of neighbouring properties to Middleton Grove (nos. 1,2 & 3) Hungerford Road (nos. 38-32, even), Camden Road (nos.348- 354, even) and no. 16 Beacon Hill.
- 10.68 To the north, the main rear elevations of the properties on Camden Road are located approximately 18m from the curtilage of the application site. To the southwest, the properties on Middleton Grove are located approximately 19m from the sites curtilage and to the south east, nos. 38-32 (even) Middleton Grove are located approximately 15m from the boundary of the application of site. The rear gardens of these properties adjoin the application site and therefore there is an element of relief in the built form, between the proposed and existing dwellings. As such due to the relative, generous, separation distances to those adjoining properties on Hungerford Road, Middleton Grove and Camden Road it is considered that there would be no adverse impact on these properties.
- 10.69 Block B would rise up two storeys (plus roof level). It is considered that the proposed flank elevation of Block B would be appreciable from the rear windows of 16 Beacon Hill and would have the potential to create a material effect of the outlook of the occupiers to no. 16 Beacon Hill. However, the proposed massing has been designed so as not to unacceptably impinge on the outlook or cause an increased sense of enclosure. Based on the angle of the curtilage, the built form, towards to the rear is further stepped away from the boundary line, mitigating the presence of the building with no. 16 Beacon Hill. Due to the overall design of the proposal, its two-storey form with in roof form, it is considered Block B would not be unacceptably overbearing or cause an undue sense of enclosure.

Noise and Odours

- 10.70 The development of 7 no. new dwellings and office space would result in a material intensification of the use of the site. An increase in noise and disturbance would be very likely, particularly in respect of pedestrian movements. Nonetheless, given the predominant character of the surrounding area and the overall extent of existing commercial use on site and residential development nearby, it is considered that the development of the site for commercial and 7 no. new dwellings in this location would be relatively limited in its impact on neighbouring living conditions. The application sites material intensification is also alleviated the rear gardens of the surrounding properties adjoin the site. A relevant sound insulation condition will be included as part of any recommendation for approval.
- 10.71 The development is in a highly constrained site surrounded by nearby residential and therefore some disruption is inevitable as a result of constructions. The delivery and servicing plan suggests that the main point of access to the site during the construction phase would be via Beacon Hill. The recommendation for approval will include a pre-commencement condition which requests a fully detailed plan to be submitted outlining the construction arrangements, as requested via the Council's Highways team.

Conclusions:

- 10.72 Notwithstanding the extent of separation of proposed Block A to nos. 32 & 34 Hungerford Road and the potential for loss of light to the windows of the side return to no. 16 Beacon Hill, taking into account the design, form and layout of the reduced-scaled development, it is considered overall the proposal would not significantly harm the living conditions of the occupiers of the adjoining occupiers.
- 10.73 Accordingly, it does not conflict with Policies CS8 and CS9 of Islington's Core Strategy and Policy DM2.1 of Islington's Local Plan: Development Management Policies and Draft Local Plan policy PLAN1 insofar as they aim to safeguard residential amenity. The scheme would also adhere to a core principle of the National Planning Policy Framework, which is to always ensure a good standard of amenity for all occupants of land and buildings.

Residential Mix and Quality of Accommodation

- 10.74 The London Plan (2021) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality. Policy CS12 notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 further states the requirement to provide a good mix of housing sizes.
- 10.75 Tables 3.2 and 3.3 of Policy DM3.4 of the Islington's DMP stipulate the minimum gross internal floor space required for residential units on the basis of the level of occupancy that could be reasonably expected within the proposed flats. New accommodation should also be of adequate size, with acceptable shape and layout of rooms (with due consideration to aspect, outlook from habitable rooms, noise, ventilation, privacy, light).
- 10.76 In terms of amenity space, Policy DM3.5 details how all new residential development should provide good quality private outdoor space, in accordance with the minimum required figures. The minimum requirement is 5sqm on upper floors and 15sqm on the ground floors for 1-2 person dwellings. For each additional occupant, an extra 1sqm is required on upper floors and an extra 5sqm on ground floors up to a minimum of 30sqm for family housing (three bedroom residential units and above)
- 10.77 Draft Local Plan policy H1 states that all new housing must contribute to the delivery of the Local Plan vision and objectives, making the borough a fairer place through the delivery of the right type of housing that meets identified needs. Draft Local Plan Policy H2 (D) states that all development proposals for conventional residential dwellings (including conversions and extensions) must provide a good mix of unit sizes which contributes to meeting the housing size mix priorities set out in Table 3.2. For market tenure it assigns the highest priority to 2 bed units, a "medium" priority to

3 beds, a “low” priority to 1 beds and 4 beds and no priority to studios/bedsits. Draft Local Plan Policy H4 requires all new housing to be designed and built to a high quality for the duration of its lifetime.

10.78 The table below sets out the expected spatial standards that should be met for the newly proposed residential units in line with London Plan Policy D4:

Unit	No. Bedrooms/ Occupancy	Expected	Floor Space Provided (Approx.)	Minimum Required Floor Space	Provided Storage (Approx.)	Required Storage
1	2 bedroom, 4 person (2b4p)		94.0sqm	79.0sqm	3.0sqm	2.5sqm
2	2 bedroom, 3 person (2b3p)		86.0sqm	70.0sqm	4.5sqm	2.0sqm
3	3 bedroom, 5 person (3b5p)		96.0sqm	93.0sqm	8.0sqm	3.0sqm
4	2 bedroom, 3 person (2b3p)		66.0sqm	61.0sqm	1.0sqm	2.0sqm
5	2 bedroom, 4 person (2b4p)		74.0sqm	70.0sqm	1.5sqm	2.5sqm
6	1 bedroom, 2 person (1b2p)		50.5sqm	50.0sqm	1.0sqm	1.5sqm
7	2 bedroom, 4 person (2b4p)		107.0sqm	70.0sqm	2.0sqm	2.5sqm

10.79 The table below sets out the expected amenity space provision that should be met for the newly proposed residential units:

Unit	Outdoor space Provided	Minimum required outdoor space as per policy DM3.5 and Policy H5
1	54.0sqm	25.0sqm
2	76.0sqm	20.0sqm
3	45.0sqm	30.0sqm
4	5.0sqm	6.0sqm
5	5.0sqm	7.0sqm
6	N/A	5.0sqm
7	12.0sqm	7.0sqm

10.80 Each of the units would exceed the minimum floorspace requirements, which is welcomed. It is acknowledged that some of the required storage minimum areas would not be met for the upper floor units, but each of the units would provide a designated area for storage. It is also welcomed that the three duplex units would provide surplus storage. The individual layouts of each unit are discussed further detail in the sections below.

10.81 The three duplex units would comfortably exceed the minimum amenity requirements and are considered to provide high quality, usable amenity space. It is recognised that the upper floors are more constrained due to their location and thus, units 4, 5 and 6 do not comply with the required minimums in this case. The fact that 5.0sqm is provided for units 4 and 5 is welcomed however, and the absence of amenity space for unit 6 (1b2p) is outweighed by the more generous provision

at the lower ground levels which can be recognised as the family-sized units of the development. Green roofs are also proposed to the residential and commercial blocks, but these would not constitute usable amenity space. Alike the quality of internal accommodation, the individual provision of amenity for each unit is discussed in further detail in the sections below.

- 10.82 The access to the residential units would take place from Beacon Hill. Unit 1 would have its own entrance, whilst a communal entrance would be shared for all other Units (2-7). The communal entrance has been revised since the original submission as concerns were raised towards the opening being located immediately adjacent to Unit 2. The entrance now opens into a smaller entrance area which contains a secondary door into the communal ground floor lobby area. The entrances to Units 2 and 3 are located at this level, whilst a communal lift and staircase would allow for access to the upper floor units. Officers welcome the revised residential access arrangement.
- 10.83 The design has carefully ensured that the two uses (residential and commercial) are kept separate from one another in all cases. There would be an open access point to the wider site area from Beacon Hill, but from a residential perspective, this would only give access to the refuse store. A fence would be incorporated to keep the commercial block (Block B) separate and entrance to this block would take place from the existing accessway which fronts Middleton Grove, with the residential (Block A) entrance taking place from Beacon Hill. This arrangement has been followed to more closely match the arrangement of the existing.

Units 1, 2 & 3 (Basement/Ground Floor):

- 10.84 The ground floor of units 1 and 2 would occupy the main bathroom and a double bedroom with kitchen/living area and would both be dual aspect, having exposure to good levels of daylight/sunlight and outlook to the front and rear respectively. Unit 3 would be also dual aspect at ground floor level and would accommodate the living, kitchen and dining area and bathroom with an obscure glazed window. The living, kitchen and dining area would be served by two generous rear facing open windows which is welcomed.
- 10.85 The layout of Unit 1 has been amended during the assessment stage to swap the locations of the bedroom and bathroom spaces at ground floor level. This is to ensure that there would not be undue overlooking to the habitable spaces given the location of the window adjacent to the open pinch-point area to be used for transporting refuse bins. The bedroom space would remain at 12sqm which qualifies as a double bedroom.
- 10.86 The duplex three units (1, 2 & 3) would all accommodate bedroom spaces at lower ground floor level, accessible via an internal access stair. Units 1 and 2 would accommodate a double bedroom with an ensuite bathroom, whilst Unit 3 would incorporate three separate bedrooms. The units would each be served by adequately sized lightwells at basement level and as part of the submission documents, an Average Daylight Factor & Room Depth Assessment (prepared by CMPC) has been submitted which demonstrates that each basement bedroom would pass the appropriate room depth analysis tests for daylighting. Further information has also been submitted during the assessment stage to demonstrate that each unit would pass the criteria of the 2022 BRE guidance which requires an internal assessment against LUX levels. The arrangement of these units is therefore considered to be acceptable and would provide a good quality of accommodation for future occupiers. The units would also exceed the minimum requirement for internal storage spaces, with storage areas being located at both levels which is welcomed.
- 10.87 In terms of amenity space, suitable sized rear gardens of 54sqm, 76sqm and 45sqm respectively would be accessible via the living/kitchen dining area. The paths to the rear gardens have been amended during the assessment stage to ensure they serve minimal disruption to the lightwell spaces below. The gardens would be enclosed by 1.8m high close board timber fencing and associated planting, ensuring they are kept as private usable space to the occupiers of the residential units only. The garden sizes would all exceed the minimum requirements and are therefore considered to be acceptable in terms of quality of accommodation.

Units 4, 5 & 6 (First Floor):

- 10.88 These units would be accessible either via the communal stairway or lift, leading to a communal corridor at first floor level. Each of the units would occupy a single level only, with Units 4 and 5 occupying two bedrooms and a living/kitchen area and Unit 6 occupying one bedroom and a living/kitchen area.
- 10.89 Units 4 and 5 would be triple aspect, with the bedroom and living/kitchen area being exposed to generous amounts of daylight/sunlight and outlook, owing to the window layout proposed. Unit 6 would be double aspect with an obscure glazed bathroom window now being incorporated for the purpose of ventilation. The two habitable rooms to Unit 6 would be served by rear south-west facing windows and which would give generous outlook, owing to the rear gardens at the levels below.
- 10.90 It is acknowledged that three units (4, 5 & 6) would fall short of the minimum storage requirements. However, given that storage space has been considered and that each of these units exceeds the required minimum space standard, the shortfall is considered not to warrant a refusal of permission.
- 10.91 In terms of amenity provision, Units 4 and 5 would incorporate external balcony spaces at an area of 5sqm. Although this would fall short of the minimum requirement by 1sqm, the provision is considered acceptable, owing to the units' positioning at the upper floor levels. The balcony would be easily accessible from the respective living/kitchen area of the units.
- 10.92 Unit 6 would not incorporate external amenity provision, incorporating Juliet balconies as an alternative. Whilst this factor has been acknowledged, the absence of amenity space is considered acceptable on balance, given that it is the smallest unit out of the proposed and could create issues with overlooking between other units should a balcony be incorporated, owing to the stepped design of the building. The close positioning of Caledonian Park (approx. 400m) is also noted and can substitute as additional amenity space for the future occupiers.
- 10.93 It is noted that both officers and the Inspector previously raised concern to the amenity space provision, citing mutual overlooking between balconies and habitable windows and limited outlook, given that a side facing balcony was previously proposed to one of the flats as well as sunken amenity areas bounded by tall retaining walls.
- 10.94 The latest scheme is considered to overcome this issue, as the balconies proposed would overlook the ground floor garden of Units 1 and 2 only, neither of which would be sunken. Unit 6 has purposely been designed not to incorporate a balcony of its own so that the possibility of overlooking into habitable windows of both neighbouring properties and other units is eliminated.

Units 7 (Second Floor):

- 10.95 Unit 7 is the most spacious out of the units proposed and would occupy the entirety of the second-floor level. It would be accessible both via the staircase and communal lift. The main habitable rooms would be exposed to good levels of daylight/sunlight and outlook, through a combination of flat-roof dormer windows and rooflights and the general layout is considered not to raise a concern. An additional section drawing has also been submitted to demonstrate that a sufficient area of the roof space of Unit 7 would comply with both the minimum 2.5m floor to ceiling height as required by Policy DM3.5 and the minimum 2.6m floor to ceiling height as required by Part F of Draft Local Plan Policy H4 (Part F).
- 10.96 A private roof garden would be incorporated to this unit at an area of 12sqm. The roof garden is considered to be well designed, with a setback of 1.6m from the surrounding flank walls, further enclosed by associated planting. The overall design of this unit is considered to be acceptable on the basis of quality of accommodation.

Conclusion:

- 10.97 Overall, it is considered that the proposed units comply with the minimum floor space standard set out in the latest London Plan (2021) and is also acceptable in terms of layout and private amenity provision. This is broadly in line with Islington policy DM3.4 and Draft Local Plan policies H1, H2 and H4 and H5.

Refuse and Recycling

- 10.98 The Council's publication entitled 'Recycling and Refuse Storage Requirements' provides guidance on storage for mixed use schemes. The aforementioned guidance is just that and should not be regarded as a mandatory requirement. It does however provide clear guidance in terms of the waste and recycling capacity.
- 10.99 The proposed refuse and recycling arrangements have been subject to amendments at the assessment stage. It is proposed to keep the refuse stores separate for the commercial and residential uses. The residential bin store is to be located towards the north-west of the site, adjacent to the commercial block, whilst the commercial bin store within the central accessway of the site. Both sets of bins would be transported to Beacon Hill during collection day, via an open 'pinch-point' which faces the street. The residential store would incorporate 4x1100L Eurobins and 2x 240L compost bins, whilst the commercial store would incorporate 2x 1100L bins. Officers are satisfied with both the size of the bin stores proposed and the number of bins included for each store.
- 10.100 The Council's refuse and recycling officers have requested the travelling distance from the refuse locations to be no greater than 10.0m. The applicant has therefore confirmed that the distance between the residential bin store and the street would be 7.5m, whilst the distance between the commercial bin store and the street would be 9.5m. Although a street tree currently exists adjacent to the open pinch point, this is to be removed to improve the access and a s106 contribution is requested to compensate for this. Further information can be found as part of the 'Trees' section of the report.
- 10.101 The issue of width has also been discussed with refuse and recycling officers, as it is identified that the separation distance between the corner of the residential block and the boundary with Beacon Hill would be narrow. The refuse and recycling officer has confirmed the width of a 110L Eurobin is 1.27m and the minimum width between the proposed residential block and the boundary wall has been measured to be 1.48m. Although not a substantial difference, officers are satisfied that the proposed arrangement would work in practice and given that the arrangement would result in the two uses remaining separate to each other, are minded supporting the proposal on the grounds of refuse and recycling.
- 10.102 Given the conclusions of the above, the proposal would make satisfactory provision for refuse and recycling storage. It would therefore be in accordance with Policy CS11 of the Core Strategy and Draft Local Plan Policy H4 insofar as it seeks to encourage sustainable waste management. A condition regarding the provision of refuse has been included as part of the recommendation for approval to ensure the refuse and recycling facilities were provided prior to the first occupation of the development and permanently maintained on site in accordance with the proposed plans.

Accessibility

- 10.103 The National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to present wheelchair accessible housing standard. Planning must check compliance and condition the requirements, if they are not conditioned, Building Control will only enforce the basic Category 1 standards. If the proposal was considered acceptable overall, a condition would be attached to ensure the proposal would comply with Category 2.
- 10.104 The Council's inclusive design (access) officer has been consulted at the application stage and several concerns and clarifications were raised which are discussed individually, below. The main point of entry for the majority of the 7 no. residential units is from Beacon Hill and the levels can be accessed via a central lift/stair core. To improve safety for drops offs, this has been revised to a ramp as opposed to the external stairs. A section of space has now also been identified for the duplex units for future through-the-floor lifts.
- 10.105 With regards to drop off and access from Beacon Hill, an additional dropped kerb has been requested at a minimum width wide enough to allow for a wheelchair to pass through. This has now been provided at a width of 1.6m. A further dropped kerb has also been introduced opposite

the bike store entrance to accommodate the residential cycle parking which has been welcomed by the Inclusive Design officer.

10.106 With regards to office access arrangements, concerns were initially raised towards the basement steps in the office providing a safe drop off and the inclusion of stair winders. The office access arrangement has consequently been amended to provide a ramp instead of stairs and given the rise of the ramp would be less than 300mm, this is considered an acceptable alternative. The inclusion of stair winders has also been considered to be acceptable by Building Control.

10.107 Preference was also given to the toilet/shower of the office block being re-located at ground floor level rather than the basement, as this is a requirement of M4 Vol 2 paragraph 5.10. This has been amended accordingly and will be covered via the relevant compliance condition.

10.108 Concerns were also raised towards the original cycle parking arrangements, with vertical mounted cycle racks being presented. A more family orientated approach of semi-vertical bike racks has now been presented which has been considered a more acceptable approach here. Cycle lockers have also been included for Block B at basement floor level.

10.109 Taking into account the amendments and clarifications provided, the accessibility arrangements are considered acceptable, and a condition would be attached to ensure the proposed residential units meet Category 2 of the Building Regulations, alongside Policy DM2.2 of the Islington DPD and Draft Local Plan Policies H4 and B2.

Design Out Crime

10.110 Policy DM2.2 (part ii) of the Islington DPD and Draft Local Plan Policy H4 identify that all developments should be of high quality and should deliver safe, legible and logical environments. New residential developments should also achieve Secured by Design (SBD) accreditation from the Met Police prior to occupation.

10.111 The Design Out Crime officer has been consulted on the proposals as part of the assessment stage. It has been welcomed that the site would be separated by a 1.8m high gate and would not present the opportunity for a direct cut through from Middleton Grove to Beacon Hill. An objection has therefore not been raised on the grounds of crime, subject to a condition being included to ensure the development achieves Secured by Design accreditation prior to occupation. This condition has been agreed by the applicant and will be included as part of any recommendation for approval.

Highways

Deliveries and Servicing:

10.112 Policy DM8.6 of the Development Management Plan and Draft Local Plan Policy T5 require the provision for delivery and servicing to be provided off-street, particularly for commercial developments over 200sqm. The proposed commercial building would result in a unit/s over the stated threshold. It is proposed to service the building, off-street via the existing access from Middleton Grove. Considering part of the site is used to park vehicles and the existing use as a vehicle repair garage which would include, a number of vehicle movements, the principle of this arrangement is considered acceptable and complies with the aims of DM8.6 and Draft Local Plan Policy T5.

10.113 A Delivery and Servicing Plan has been submitted and this has been updated during the assessment stage to incorporate tracking diagrams to show a servicing vehicle being capable of entering and existing the site in forward gear, as well as navigating within the site (e.g. small delivery vans). The tracking diagrams were requested by the Council's highways officers prior to the application being determined, given the narrow nature of the access road from Middleton Grove. The Council's highway's officers have reviewed the updated delivery and servicing plan and are satisfied that the access road can accommodate vehicles for drop off and delivery, as well as navigation within the site itself. A condition will be included restricting delivery times. The proposal is therefore considered to be acceptable on these grounds.

Residential Parking:

10.114 Islington policy identifies that all new development shall be car free. Car free development means 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. The applicant planning statement confirms the application scheme is to be car free. No car parking is to be provided or the ability to obtain car parking permits by potential occupiers. Based on this agreement, car free development would need to be secured via either condition or legal agreement.

Commercial Parking:

10.115 London Plan (2021) Policy T6.5 (Non-Residential disabled person parking) identifies a requirement for a disabled parking space should be included for non-residential uses. Discussions have taken place with the Council's inclusive design officer during the assessment stage who has preference towards the space being located off-site (on-street) rather than within the site area. This is to be collected via a s106 contribution and is included in the associated heads of terms as set out in Appendix 1.

Cycle Parking:

10.116 Table 6.1 (Appendix 6) in the DM Policies (2013) and Policy T3 of Islington's SDMP set out the Council's cycle parking standards. One space per bedroom is required for residential units; there would be 14 bedrooms and 21 cycle spaces in the basement. As per comments from the Inclusive Design officer, 14 no. would be long stay and 2 no. short stay. In addition, one space per 80sqm is required for the B1 (a) office resulting in the requirement for 7.5 spaces.

10.117 As per the design logistics of the proposal, the residential and commercial cycle parking spaces would be kept in separate locations. The cycle parking for the residential units would be in an enclosure accessible from Beacon Hill, whilst the commercial cycle parking would be located in an enclosure to the south-west corner of the site, adjacent to the rear garden space for Unit 1. A dropped kerb has also now been included for the residential cycle parking, as per the inclusive design officer's request.

10.118 Officers are satisfied that both enclosures would be adequate to incorporate the required number of spaces for each use. It is also welcomed that the two locations would be secured, covered enclosures which are discreet in the public realm. Given this factor and those outlined above, the proposal is considered to be consistent with Policy DM8.4 and Policy T3 of the SDMP in this case.

Trees

10.119 In accordance with Development Management Policy DM6.5 and Draft Local Plan Policy G4 require all developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits.

10.120 There are a number of large trees in the neighbouring property that may be adversely impacted upon by the proposal. These trees are protected within the Hilmarton Conservation Area and trees contribute materially to the amenities of the locality, playing an important part in providing a sense of scale, maturity and textural diversity to the immediate vicinity. Through design and arboricultural input the proposal has sought to address the arboricultural impacts that arise from the development in such close proximity to the surrounding neighbour's trees.

10.121 The tree officer's response initially highlighted the tree to the rear garden of No. 34 Hungerford Road as being a concern, given that part of its canopy was to cover a section of the residential block (Block A). Whilst it was accepted that pruning part of the tree could be a solution, concerns were raised towards the potential harmful degree of pruning, leading to long term damage to the tree's health. As a result, the footprint of Block A has now been altered to bring the building away from the tree's canopy. The tree officer is now satisfied with the re-positioning of the building in this case and now has no objection, subject to the inclusion of a relevant tree protection condition.

10.122 As discussed in the Refuse and Recycling section, further discussions have taken place with the tree officer regarding the removal of the existing crab apple tree on Beacon Hill. The tree officer has identified that this would obstruct the newly created entrance to the development. The tree officer has accepted that this tree could be reasonably removed and replaced by further mitigating tree planting and has confirmed the CAVAT value of the tree to have been £3,202 in 2021 when it was last surveyed. A recommended financial contribution of £3,600 (£1,200 x 3) will be included as part of the s106 agreement which requests the future planting of 3 no. new street trees to compensate for the tree's loss. This is included in the associated heads of terms as set out in Appendix 1.

Energy:

10.123 Islington Core Strategy Policy CS10 seeks to minimise Islington's contribution to climate change and ensure that the borough develops in a way which respects environmental limits and improves quality of life. This requires all development to achieve the highest feasible sustainable building standard, and to achieve this a sustainability statement was submitted which follows the structure suggested by the Mayor of London's Supplementary Planning Guidance (SPG) on Sustainable Design and Construction.

10.124 Policy DM7.2 of the Islington Development Plan Document (2013) require minor developments to achieve best practice energy efficiency standards, in terms of design and specification. Draft Local Plan Policy S4 (Part D) requires Minor new-build residential developments of one unit or more to achieve a minimum on-site reduction in regulated emissions of at least 19% beyond Part L of the Building Regulations, unless it can be demonstrated that such provision is not feasible.

10.125 An Energy & Sustainability statement has been prepared by eb7 ltd and has been included as part of the submission documentation. The statement confirms that the regulated use, i.e. considering emissions controlled under the Building Regulations Part L 2013, the reduction equates to over 28.78% which is considered acceptable in terms of onsite energy reduction and in line with the requirements of the DPD and Draft Local Plan.

10.126 In accordance with the Council's Zero Carbon Policy, the council's Environmental Design SPD states "after minimising CO2 emissions onsite, developments are required to offset all remaining CO2 emissions (Policy CS10) through a financial contribution". The Environmental Design SPD states "The calculation of the amount of CO2 to be offset, and the resulting financial contribution, shall be specified in the submitted Energy Statement." A carbon offset contribution of £7,000 would be required, based on the 7 new-build flats, in accordance with the Environmental Design SPD.

Sustainability:

10.127 Draft Local Plan policy S3 requires all non-residential and mixed-use developments proposing 500sqm or more net additional floorspace are required to achieve a final (post-construction stage) certified rating of Excellent as part of a fully fitted assessment within BREEAM New Construction 2018 (or equivalent scheme) and must make reasonable endeavours to achieve an Outstanding rating. A 'verification stage' certification at post occupancy stage must also be achieved, unless it can be demonstrated that this is not feasible.

10.128 Policy DM6.5 of the Islington DPD (2013) and Draft Local Plan Policy G5 state that developments should maximise the provision of green roofs and the greening of vertical surfaces as far as reasonably possible, and where this can be achieved in a sustainable manner, without excessive water demand. New-build developments should use all available roof space for green roofs, subject to other planning considerations. The proposed development would incorporate green roofs to both Blocks A and B.

10.129 The submission documents have not addressed whether the proposed residential dwellings would be classified as BREEAM "excellent" in accordance with the Draft Local Plan and thus, a condition will be included requiring a final code certificate to be submitted and approved prior to occupation of the units.

- 10.130 Amendments were sought during the assessment stage to ensure that both roof of the new blocks (residential and commercial) are to be green roofs. This has now been incorporated and is considered to be of benefit to the overall scheme in terms of sustainability. A condition will be included to ensure the green roofs are well maintained throughout the course of the development.
- 10.131 Sustainable Urban Drainage Systems (SuDS) have been incorporated into the design in the form of all hardstanding surfaces being formed of permeable paving, with all hard standing areas including the access road and parking court underlain by a hydrocarbon removing geotextile membrane, to also ensure there is no contamination of the receiving groundwater. All remaining surface water will then be conveyed into a 50 cubic metre below ground attenuation tank, with restricted flow leaving the site set to the existing site's greenfield rate. A mounted rainwater harvesting system has also been added. This approach has been reviewed by the Council's Energy officer who has not raised an objection, subject to the inclusion of relevant conditions and the proposal would be in accordance with the guidance within Draft Local Plan policies S8 and S9 and London plan policies SI 12 and SI 13 in this regard.

Ecology:

- 10.132 The NPPF (Ch 15), London Plan policy G6(B)(4) and Draft Local Plan policy G4 requires development to achieve bio-diversity net gain and seek opportunities to create new habitats. The Council's ecology officer has not raised an objection subject to the inclusion of a pre-commencement condition requesting bird box details and a bat survey. The potential for bats nesting within the existing buildings at the site is recognised, and thus a bat survey is considered necessary before the commencement of any development. These will be included as part of the list of conditions with the recommendation for approval of permission.

Conclusion:

- 10.133 Overall, the proposal is considered to comply with the aims of policies DM7.1 and DM7.2 of the Islington Development Management Policies 2013, Policy CS10 of the Core Strategy (2011) and Draft Local Plan policies S1, S2, S3 and G4 in terms of sustainability and biodiversity and if the proposal considered acceptable overall, the appropriate conditions recommended.

Circular Economy

- 10.134 Draft Local Plan Policy S10 (Part C) requires a minimum 10% of the total value of materials used in the construction of minor developments must derive from recycled and re-used content in the products and materials selected. With Draft Local Plan policies now being given significant weight in decision making, a condition is added requiring an Adaptive Design Strategy as part of an updated Sustainable Design and Construction Statement to ensure compliance with Draft Local Plan Policy S10.

Basement Development

- 10.135 The application includes the excavation of a basement to Block A. The basement is incorporate areas below the footprint of the ground floor and also courtyard areas to serve the basement accommodation which would extend to the side of the proposed building.
- 10.136 For all basement development a Structural Method Statement (SMS) must be submitted (in accordance with the SMS requirements in Appendix B) of the emerging Basement SPD in support of any such application, and this must be signed and endorsed by a Chartered Civil Engineer or Chartered Structural Engineer. It is confirmed a report by a qualified person has been submitted.
- 10.137 The Basement Development Supplementary Planning Document (SPD) was adopted on 14 January 2016. According to the SPD (paragraph 7.1.12), for infill residential development the scale and extent of basement within a site should respond to the site context and the prevailing scale of development in the area. Basements should be proportionate, subordinate to the above ground building element, and reflect the character of its surrounds. The area of excavation in relation to the site is relatively modest. Moreover, the sunken levels would likely only been seen from private views and therefore would not detract from the existing context.

10.138 The extent of site coverage and of basement and lowered ground level areas within the scheme does limit the opportunity for new soft landscaping. Most of this would be of a marginal hard landscaped or within raised planters. The scheme would thus not replicate an open garden setting with mature planting that might be associated with use of the site for its former purpose. The application scheme does include all green roofs, which would provide landscape and ecological benefits and the retention of adjacent trees. Overall, the extent of the proposed basement excavation would not amount to harm to the landscape or result in heritage harm.

Land Contamination

10.139 The site is noted on the councils contaminated land database due to the historic car garage and repairs usage. The application documents include a desk study and site investigation with elevated lead and mercury samples noted. A remediation strategy of removal of soil for the basements and importation of 300mm of clean cover for any areas of soft landscaping is proposed and this will be included via condition with the recommendation for approval, to ensure appropriate measures taken prevent a pollution linkage.

Small Site Housing Contributions and Carbon Offsetting

10.140 The Affordable Housing Small Site Contributions document was adopted on the 18th October 2012. This document provides information about the requirements for financial contributions from minor residential planning applications (below 10 units) towards the provision of affordable housing in Islington. As per the Core Strategy policy CS12, part G and the Affordable Housing Small Sites Contributions SPD the requirement for financial contributions towards affordable housing relates to residential schemes proposing between 1 – 9 units which do not provide social rented housing on site. Schemes below this threshold will be required to provide a financial contribution towards affordable housing elsewhere. The reasons for this approach are explained in the supporting text and in the Affordable Housing Small Site Contributions SPD which refers in turn to relevant aspects of policy found in the London Plan (2021). The SPD sets out a tested viability requirement for a contribution of £50,000 per new dwelling. In this instance based on the existence of two flats the net gain in units would be 5 flats totalling a sum of £250,000 in offsite affordable housing contributions. A signed agreement to pay the Small Sites contribution has been submitted as part of the application documentation.

10.141 The council adopted the Environmental Design Planning Guidance Supplementary Planning Document (SPD) on 25 October 2012. This document is supplementary to Islington's Core Strategy policy CS10 Part A, which requires minor new-build developments of one residential unit or more to offset all regulated CO2 emissions not dealt with by onsite measures through a financial contribution. The cost of the off-set contribution is a flat fee based on the development type as follows: Flats (£1,000 per flat), totalling a sum of £7,000. Carbon offsetting would also need to be secured via a s106 legal agreement.

Community Infrastructure Levy

10.142 The latest Mayor's CIL was adopted in April 2019. This introduced a charging system (within Islington) of £80/sqm of gross internal floor area created, to be paid to the GLA. This is a non-negotiable sum (that excludes schools, medical or health services).

10.143 The Islington CIL was adopted on 1 September 2014 and all applications determined after this date are liable for an Islington CIL payment. Therefore, any development of Class C3 uses on site would be liable for a payment of £ 250/sqm.

Other Matters

10.144 Public comments were received in relation to the development being profit motivated, issues with subsidence, damage to properties, loss of property value and disruption during the building works. These are, however, not examples of material planning considerations that be taken into account for assessment, and the proposal has been assessed upon its individual planning merits.

10.145 Concerns have been raised with regards to the impact upon local services. It is considered however that an uplift of 7 no. residential units would not be significant enough to cause undue disruption to the surrounding services. It is also considered that the introduction of 569sqm of office space would benefit the community by means of a new form of employment at the site.

10.146 Clarification has been sought on fire safety throughout the assessment. A Planning Fire Statement has since been submitted which outlines how the proposal complies with Policy D12 (Fire Safety) of the London Plan (2021). Given that the buildings would be below 18m in height, Part A of the Policy applies rather than Part B. Part A of the Policy reads:

“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”

10.147 The submitted report adequately sets out the measures to meet the given Criteria in the policy. The applicant will need to obtain building regulations permission before commencing at the site but from a planning perspective, officers are satisfied that fire safety has been considered and incorporated into the design of the scheme.

11. SUMMARY AND CONCLUSION

Planning Balance and Summary

11.1 The revised design is considered to be an improvement on the previously refused scheme in terms of bulk, massing and appearance and is considered to better respect the character of the surrounding context and the wider Hillmarton Conservation Area.

11.2 The scheme would provide 7 no. well-designed residential units, alongside 569sqm of office space and is considered to improve the long-term vitality and viability of the site.

11.3 The proposal is considered not to result in any significant loss of amenity to occupiers of neighbouring properties, in terms of loss of daylight/sunlight including light pollution, outlook, or noise and disruption.

11.4 Objector's concerns with scheme have been noted and the issues raised have been fully addressed in the above assessment with no adverse concerns raised as a result of the development proposed, subject to conditions.

11.5 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Management Policies, the Draft Local Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

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

The Heads of Terms agreed by the applicant are:

- A financial contribution of £250,000 towards the provision of off-site affordable housing
- A financial contribution of £7,000 towards CO2 offsetting.
- A financial contribution of £3,600 towards the planting of 3 no. new street trees
- Agreement to provide 1 no. disabled parking space off site
- Council's legal fees in preparing the Section 106 agreement and officer's fees for the preparation, monitoring and implementation of the Section 106 agreement

All payments are due on commencement of development and are to be index-linked from the date of committee. Index linking is calculated in accordance with the Retail Price Index. Further obligations necessary to address other issues may arise following consultation processes undertaken by the allocated s106 Officer.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	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).
2	Approved Plans List
	DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: OS.01 – Site Location Plan, PP.01 (Rev. D) – Proposed Basement Plan, PP.02 (Rev. G) – Proposed Ground Floor Plan, PP.03 (Rev. D) – Proposed First Floor Plan, PP.04 (Rev. B) – Proposed Second Floor Plan, PP.05 (Rev. B) – Proposed Roof Plan, PP.06 (Rev. B) – Block A North East Elevation, PP.07 (Rev. C) – Block A South East Elevation, PP.08 (Rev. A) – Block A South West Elevation, PP.09 (Rev. C) – Block A North West Elevation, PP.10 – Block B North East Elevation, PP.11 – Block B South East Elevation, PP.12 – Block B South West Elevation, PP.13 – Block B North West Elevation, PP.14 (Rev. A) – Proposed Block A Section AA, PP.15 (Rev. A) – Proposed Block B Section BB, Design & Access Statement (Rev. B) prepared by Tasou Associates (dated April 2023), Energy & Sustainability Statement

	<p>prepared by eb7 (dated 16/08/2021), Average Daylight Factor & Room Depth Assessment prepared by CPMC (dated March 2021), Daylight & Sunlight Report prepared by CPMC (dated February 2022), BRE Amenity Space Analysis prepared by CPMC (dated 10/06/2021), BRE LUX Letter prepared by CPMC (dated 03/01/2023), Basement Impact Assessment prepared by LBHGEO Ltd (dated 26/03/2021), Noise & Vibration Assessment (Rev. A) prepared by Philip Acoustics Ltd (dated March 2021), Land Contamination Risk Assessment prepared by LBHGEO Ltd (dated 26/03/2021), Sustainable Urban Drainage Report (Rev. A) prepared by Nimbus (dated March 2021), Heritage & Economic Regeneration Statement prepared by Michael Burroughs Associates (dated May 2021) Delivery and Servicing Plan prepared by Icenii (dated April 2023), Engineering Design & Construction Statement prepared by HowardCavanna (dated March 2021), Arboricultural Impact Assessment (Rev. A) prepared by Connick Tree Consultants (dated 27/09/2022), Fire Safety Statement (Rev. A) prepared by Tasou Associates (dated January 2023)</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials (Details)</p>
	<p>MATERIALS (DETAILS): Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) solid brickwork (including brick panels and mortar courses) b) render (including colour, texture and method of application); c) window and door treatment (including sections and reveals); d) roofing materials; e) balustrading treatment (including sections); f) fencing, rails and gates g) refuse store material surround <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	<p>Construction Management Plan (Details)</p>
	<p>CONDITION: Prior to the commencement of the development a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be prepared in accordance with Islington Council's Basement Development SPD (2016). The CEMP shall provide details in relation to:</p> <ul style="list-style-type: none"> a) The notification of neighbours with regard to specific works; b) Advance notification of any access way, pavement, or road closures; c) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period; d) Details regarding the planned construction vehicle routes and access to the site; e) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance; f) Details of waste storage within the site to prevent debris on the surrounding estate and the highway and a scheme for recycling/disposing of waste resulting from demolition and construction works; g) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturdays, and none on Sundays or Bank Holidays.) h) Details of any proposed external illumination and/or floodlighting during construction, including positions and hours of lighting;

	<p>i) Details of measures taken to prevent noise disturbance to surrounding residents;</p> <p>j) Information on access and security measures proposed to prevent security breaches at the existing entrances to the site, to prevent danger or harm to the neighbouring residents, and to avoid harm to neighbour amenity caused by site workers at the entrances to the site;</p> <p>k) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)</p> <p>l) Details as to how safe and convenient vehicle access will be maintained for all existing vehicle traffic using *** Road and *** Road at all times, including emergency service vehicles;</p> <p>m) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; and</p> <p>n) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area.</p> <p>o) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration.</p> <p>p) Measures to protect the existing carriageway/footway</p> <p>The demolition and development shall thereafter be carried out in accordance with the approved details and measures.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development.</p>
5	<p>Tree Protection (Compliance)</p>
	<p>CONDITION: Prior to the commencement of the development hereby approved (including all preparatory work), details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:</p> <ul style="list-style-type: none"> a) a scaled plan showing any vegetation to be retained and trees and plants to be planted: b) proposed hardstanding and boundary treatment: c) a schedule detailing sizes and numbers of all new trees/plants d) Specification to ensure successful establishment and survival of new planting. <p>Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual and residential amenity is provided and maintained.</p>
6	<p>Cycle Parking Provision (Compliance)</p>
	<p>CONDITION: The bicycle storage area shown on the plan number PP.02 (Rev. G), 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>

7	Refuse and Recycling Storage (Compliance)
	<p>CONDITION: The dedicated refuse / recycling enclosures shown on the plan number PP.02 (Rev. G), 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>
8	Parking Permits
	<p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <ul style="list-style-type: none"> i) In the case of disabled persons; ii) In the case of units designated in this planning permission as "non car free"; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year. <p>REASON: To ensure that the development remains car free.</p>
9	Carbon Emissions
	<p>CONDITION: The dwellings hereby permitted shall be constructed to achieve a 19% reduction in regulated CO2 emissions, compared to compliance with the Building Regulations 2013. The proposal should be carried out strictly in accordance to the submitted and approved Energy and Sustainability Statement and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
10	Restricted Residential Use
	<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 reenacting 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>
11	Restricted Office Use (Compliance)
	<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 development hereby approved shall be used only as an Office (Class E(g)) (or the equivalent use within any amended/updated subsequent Order) hereby approved, shall be limited to those uses 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 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.</p>
12	<p>Accessible Dwellings</p> <p>CONDITION: Notwithstanding the drawings hereby approved, all residential units shall be constructed to Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2).</p> <p>Evidence, confirming that the appointed Building Control body has assessed and confirmed that these requirements will be achieved shall be submitted to and approved in writing by the LPA prior to any superstructure works beginning on site.</p> <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON: To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs.</p>
13	<p>Design out Crime (DETAILS)</p> <p>CONDITION: Details of site-wide general security measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The details shall relate to:</p> <ul style="list-style-type: none"> a) CCTV; b) general lighting; and/or c) security lighting <p>The details shall include the location and full specification of: all lamps; light levels/spill; cameras (detailing view paths); lamps and support structures.</p> <p>The general security measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the any resulting general or security lighting and CCTV cameras are appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the building.</p>
14	<p>Secured by Design (Compliance)</p> <p>SECURED BY DESIGN: (A) Prior to works commencing of the development hereby approved, details of how the development achieves Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority. (B) The development shall be carried out strictly in accordance with the details so approved and SBD accreditation must be achieved prior to first occupation.</p> <p>REASON: In the interests of safety and security.</p>
15	<p>Noise Control Details</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: In the interest of protecting the amenities of future residential occupiers from undue levels of noise and disruption.</p>

<p>16</p>	<p>Plant Hours of Operation</p> <p>CONDITION: Prior to the hereby approved plant equipment being used, a timer shall be installed limiting the operation of the 4 x Daikin air conditioning units to between the hours of 07:00 to 19:00 Monday to Friday and 09:00 to 17:00 Weekends and Bank Holidays. The units shall not be operated outside of these hours. The timer shall be maintained as such thereafter.</p> <p>REASON: In the interest of protecting the amenities of future residential occupiers from undue levels of noise and disruption.</p>
<p>17</p>	<p>Remediation Strategy</p> <p>“Prior to the commencement of development the following assessment in response to the NPPF and in accordance with Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) and BS10175:2011+A2:2017 shall be submitted to and approved in writing by the Local Planning Authority</p> <p>a) A land contamination investigation. The investigation shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.</p> <p>Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:</p> <p>b) A remediation method statement of any necessary land contamination remediation works arising from the land contamination investigation.</p> <p>This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved site investigation. The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing</p> <p>c) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part b). This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. All works must be carried out in compliance with and by a competent person who conforms to Land Contamination Risk Management (LCRM) guidance (Environment Agency as updated 2021) or the current UK requirements for sampling and testing.”</p> <p>REASON: To secure an appropriate future residential environment.</p>

18	Green Biodiversity Roofs (COMPLIANCE):
	<p>CONDITION: The biodiversity green roofs shall be:</p> <ul style="list-style-type: none"> a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with plan PP.05 (Rev. B) hereby approved; and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green) roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
19	Bat Survey (DETAILS)
	<p>CONDITION: Prior to commencement of works hereby approved a bat survey of the site shall be submitted and approved in writing by the Local Planning Authority.</p> <p>The agreed recommendations within the approved bat survey shall be carried out prior to commencement of works.</p> <p>REASON: To ensure that habitats are suitably protected during the construction process.</p>
20	Bird Boxes (DETAILS)
	<p>CONDITION: Prior to the commencement of the works, details of bird nesting boxes shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the exact location, specification, number and the design of the bird nesting boxes.</p> <p>The nesting boxes shall be provided strictly in accordance with the details approved and installed within three months of the completion of the Green Wall and/or Green Roof and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity</p>
21	Landscaping (DETAILS)
	<p>CONDITION: 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"> a) an updated Access Statement detailing routes through the landscape and the facilities it provides; b) a biodiversity statement detailing how the landscaping scheme maximises biodiversity; c) existing and proposed underground services and their relationship to both hard and soft landscaping; d) proposed trees: their location, species and size; e) soft plantings: including grass and turf areas, shrub and herbaceous areas; f) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;

	<p>g) enclosures: including types, dimensions and treatments of boundary walls, fences, screen walls, barriers, rails, retaining walls and hedges;</p> <p>h) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and</p> <p>i) any other landscaping feature(s) forming part of the scheme.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the 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>
22	Circular Economy (DETAILS)
	<p>CONDITION: Prior to the commencement of works, details of an Adaptive Design Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The submitted Adaptive Design Strategy shall demonstrate that the hereby approved development has been designed to</p> <p>a) last as long as possible and suit its anticipated lifespan – the strategy must specify the intended overall design life of all buildings in the development;</p> <p>b) avoid construction waste and the unnecessary demolition of structures;</p> <p>c) be built in layers to allow elements of buildings to be replaced overtime, supporting a modular design;</p> <p>d) be adaptable – the plan form, layout and structure enables the building to be adapted to respond to change and/or adapted for various uses throughout its life;</p> <p>e) enable ease of deconstruction - building materials, components and products can be disassembled and re-used at the end of their useful life; and</p> <p>f) maximise the re-use and/or recycling of all materials arising from demolition and remediation works.</p> <p>REASON: Required prior to commencement to ensure the scheme achieves the sustainability targets required by local policy.</p>
23	Sustainable Design and Construction Statement (DETAILS)
	<p>CONDITION: Prior to demolition and above ground works of the development hereby approved a Sustainable Design and Construction Statement shall be submitted and approved by the Local Planning Authority and shall demonstrate how the proposal meets the Councils Sustainable Design policies. The approved details shall be implemented in full and retained thereafter into perpetuity.</p> <p>The submitted details shall provide an Adaptive Design Strategy and demonstrate that a minimum 10% of the total value of materials used in the construction of the development has been derived from recycled and re-used content in the products and materials selected.</p> <p>REASON: In order to ensure a sustainable form of development.</p>
24	Sustainable Urban Drainage System (DETAILS)
	<p>CONDITION: Details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition or above ground works commencing on site. The details shall be based on an assessment of the potential for</p>

	<p>disposing of surface water by means of sustainable drainage system The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve at least a 50% attenuation of the undeveloped site's surface water runoff at peak times. The drainage system shall be installed/operational prior to the first occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To manage the water environment of the development and mitigate the impact on flood risk, water quality, habitat and amenity value</p>
25	BREEAM Excellent (COMPLIANCE)
	<p>CONDITION: Prior to occupation of any part of the approved development a final code certificate shall be obtained confirming the development hereby permitted has achieved a minimum BREEAM New Construction rating of 'Excellent'.</p> <p>REASON: To ensure that the development has an acceptable level of sustainability and in the interest of addressing climate change.</p>
26	Lighting to Office (DETAILS)
	<p>CONDITION: Details of measures to adequately mitigate light pollution from any areas of glazing within the office building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the approved extensions. These measures are to include (but are not limited to):</p> <ul style="list-style-type: none"> - Lighting strategies that reduce the output of luminaires closer to the facades; - Light fittings controlled through the use of sensors. <p>The approved mitigation measures shall be implemented strictly in accordance with the approved details and shall be permanently maintained thereafter into perpetuity.</p> <p>REASON: In the interests of the residential amenities of the occupants of adjacent residential dwellings.</p>
27	Removal of PD Rights
	<p>REMOVAL OF PERMITTED DEVELOPMENT RIGHTS (COMPLIANCE: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellings hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme.</p>
28	Basement Development Monitoring (COMPLIANCE)
	<p>CONDITION: The Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) certifying the Structural Method Statement (SMS) dated 26/03/2021 submitted to support the hereby approved development shall be retained (or a replacement person holding equivalent qualifications shall be appointed and retained) for the duration of the development to monitor the safety of the construction stages and to ensure that the long term structural stability of the existing buildings and other nearby buildings are safeguarded, in line with the supporting Structural Method Statement. At no time shall any construction work take place unless a qualified engineer is appointed and retained in accordance with this condition.</p>

	REASON: To ensure that the construction work carried out is in accordance to the submitted Structural Method Statement for the duration of the construction and maintain compliance with the Islington Basement Development SPD (2016).
29	Water Efficiency Requirements (COMPLIANCE)
	CONDITION: The development hereby permitted shall be constructed to achieve the water efficiency requirements (95 litres/person/day) of Part G of Policy 7.4 of Development Management Policies (2013) and Draft Local Plan Policy S3. The measures shall be implemented in full and retained thereafter. REASON: To ensure the water efficiency of the development.
30	Hours of Operation - Office (COMPLIANCE):
	CONDITION: The office space as detailed on the approved plans shall not operate outside the following hours: Monday to Friday: 07:00hr - 19:00hr Weekends and Bank Holidays: 09:00hr – 17:00hr REASON: To ensure the use does not adversely impact on existing and future residential amenity.
31	Servicing Arrangements (COMPLIANCE)
	CONDITION: No deliveries shall be made to the premises outside the hours of: 08.00hr to 18.00hr Monday to Friday; 10.00hr to 18.00hr Saturday and 10.00hr to 15.00hr Sunday and Bank Holidays. REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

List of Informatives:

Informatives

1	CIL
	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). 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. Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/cil , and the Islington Council website at www.islington.gov.uk/cil . CIL guidance is available on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy
2	Tree Protection
	The following British Standards should be referred to: a. BS: 3998:2010 Tree work – Recommendations b. BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations

3	Construction Works
	<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 pollution@islington.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above</p>
4	Highways Requirements
	<p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to “Precautions to be taken in doing certain works in or near streets or highways”. This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing. Compliance with section 174 of the Highways Act, 1980 - “Precautions to be taken by persons executing works in streets.” Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing. Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk. Compliance with sections 59 and 60 of the Highway Act, 1980 – “Recovery by highways authorities etc. of certain expenses incurred in maintaining highways”. Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk. Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk</p>
5	Section 106 Agreement
	<p>You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.</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 on the 2nd 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 D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing Quality and Standards
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T6.5 Non-Residential Disabled Parking
- Policy T7 Deliveries, servicing and construction
- Policy E1 Offices
- Policy HC1 Heritage conservation and growth
- Policy SI 12 Flood Risk Management
- Policy SI 13 Sustainable Drainage

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 CS12 Meeting the Housing Challenge
- Policy CS14 Retail and Services
- Policy CS18 Delivery and infrastructure

C) Islington Development Management Policies 2013

- Policy DM2.1 Design
- Policy DM2.2 Inclusive Design
- Policy DM2.3 Heritage
- Policy DM3.1 Mix of housing sizes
- Policy DM3.4 Housing standards
- Policy DM3.5 Private outdoor space
- Policy DM6.5 Landscaping, trees and biodiversity
- Policy DM7.1 Sustainable Design and Construction

- Policy DM7.2 Energy efficiency and carbon reduction in minor schemes
- Policy DM8.4 Walking and Cycling
- Policy DM8.5 Vehicle Parking
- Policy DM8.6 Service and Delivery
- Policy DM9.2 Planning Obligations

D) Islington Draft Local Plan ** to add in to main body of report at policy paras*****

- Policy PLAN1 Site appraisal, design principles and process
- Policy DH1 Fostering innovation and conserving and enhancing the historic environment
- Policy DH2 Heritage assets
- Policy B1 Delivering Business Floorspace
- Policy B2 New Business Floorspace
- Policy B3 Existing Business Floorspace
- Policy G4 Biodiversity, Landscape Design and Trees
- Policy G5 Green Roofs
- Policy H1 Thriving Communities
- Policy H2 New and Existing Conventional Housing
- Policy H4 Delivering High Quality Housing
- Policy H5 Private Outdoor Space
- Policy S1 Delivering sustainable design
- Policy S2 Sustainable design and construction
- Policy S3 Sustainable design standards
- Policy S4 Minimising greenhouse gas emissions
- Policy S5 Energy Infrastructure
- Policy S8 Flood Risk Management
- Policy S9 Integrated Water Management and Sustainable Drainage
- Policy S10 Circular Economy and Adaptive Design
- Policy T1 Enhancing the public realm and sustainable transport
- Policy T3 Car Free Development Parking
- Policy T5 Delivery, servicing and construction
- Policy ST2 Waste

3. Designations

- iConservation Areas 170914 CA32 Hillmarton
- iCycle Routes (Major) 170914 Development Management Po Major Cycle Route
- iLocal Views LV4 170914 Local view from Archway Road
- iLocal Views LV5 170914 Local view from Archway Bridge
- iWithin 100m TLRN 170914 Site within 100m of a TLRN Road
- iArticle 4 Direction A1-A2 (Rest of Borough) 45 23623111

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Affordable Housing Small Sites Contributions (2012)
- Basement Development (2016)
- Environmental Design (2012)
- Inclusive Design in Islington (2014)
- Islington Urban Design Guide (2017)

London Plan

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