

**PLANNING COMMITTEE REPORT**

 Development Management Service  
 Planning and Development Division  
 Community Wealth Building Department

PLANNING SUB COMMITTEE B		AGENDA ITEM
Date:	19 <sup>th</sup> September 2023	

Application number	P2023/0562/FUL
Application type	Full Planning Application
Ward	Barnsbury
Listed building	N/A
Conservation area	Chapel Market/Penton Street
Development Plan Context	Central Activities Zone Core Strategy Key Area (Angel & Upper Street) Conservation Area (Chapel Market/Penton Street) Employment Growth Areas (Baron Street) Local Views LV4 (Local view from Archway Road) Local Views LV5 (Local view from Archway Bridge) Within 100m of a TRLN Road Article 4 Direction B1(c) to C3
Licensing Implications	N/A
Site Address	White Lion Youth Centre, 45 White Lion Street, N1 9PW
Proposal	Proposed erection of new standalone dance studio in south west corner of car park following demolition of vacant outbuildings and associated plant area. Plus the addition of a new accessible WC at third floor.

Case Officer	Jake Shiels
Applicant	Mr Damien Swan
Agent	Mr Brian Heron (Tidal Architects Ltd)

**1. RECOMENDATION**

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

- subject to the conditions set out in Appendix 1.

2. SITE PLAN (site highlighted in red)

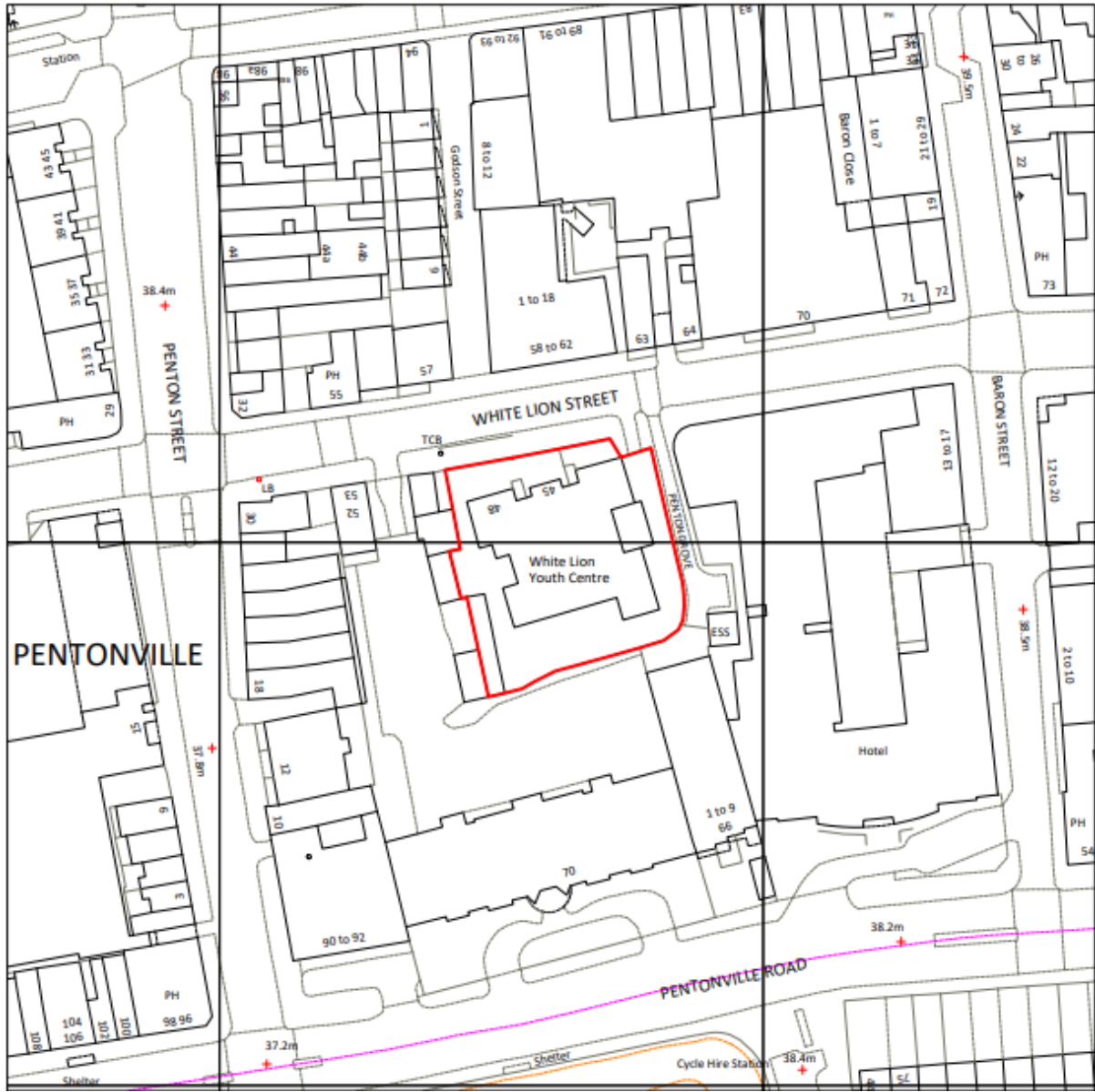
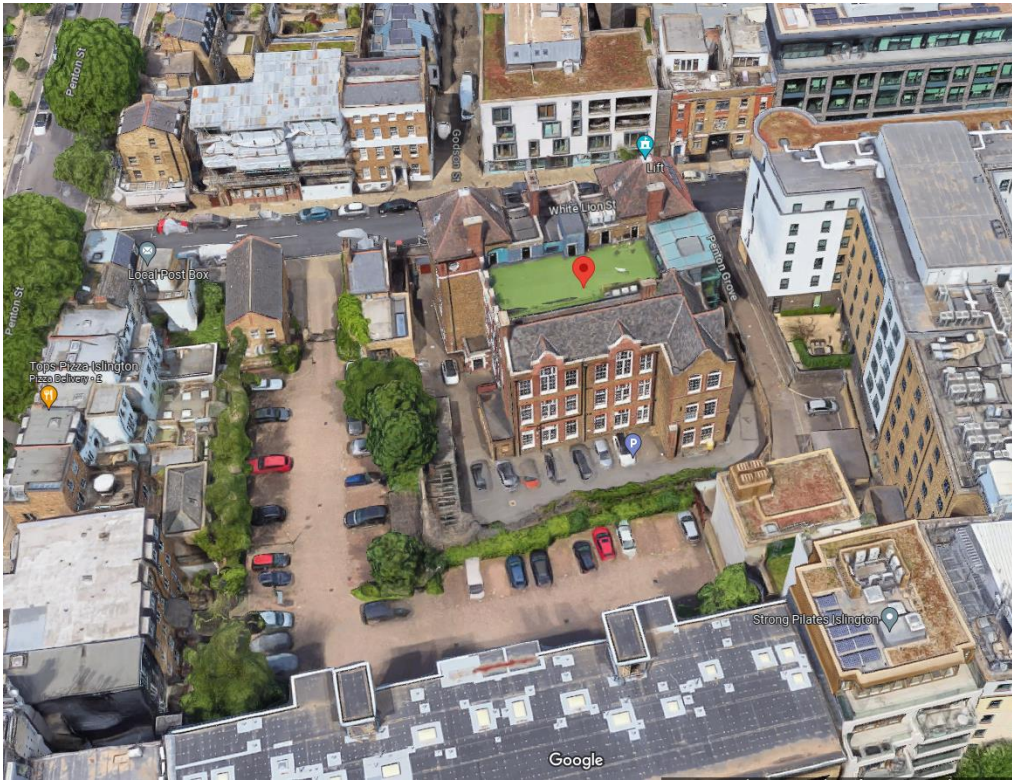


Image 1: Site Plan

### 3. PHOTOS OF SITE



**Image 2:** Aerial view



**Image 3:** Site access



**Image 4:** View of outbuildings to be demolished



**Image 5:** View of outbuilding and shared boundary to the south

## **4. SUMMARY**

- 4.1 The proposal seeks planning permission for the erection of a new standalone dance studio in the south west corner of the car park following the demolition of the vacant outbuildings and associated plant area. The proposals also involves the addition of a new accessible WC at third floor.
- 4.2 The proposal would result in the removal and demolition of the existing single storey outbuildings on site and the erection of a new standalone dance studio building within the south west corner of the site. The proposal would also result in the addition of a accessible WC on the third floor.
- 4.3 The new studio would serve the White Lion Youth Centre and associated Lift Youth Hub (Use Class F1). The studio would support the functions of the centre and result in the re-location of dance activities from the 2<sup>nd</sup> floor studio which has issues with sound transmission externally. The studio would also be available for private hire and cater for local dance schools and societies.
- 4.4 The proposed building would consist of a larch cladding. At low level, the larch will be dark, charred larch. At the upper level, the finish becomes lighter with a tinted protective coating in a Mid Grey being used to achieve a uniform silver/grey finish.
- 4.5 The proposed building would support the local youth hub and provide a high quality space for locals and community groups which would be compliant with London Plan Policies S1 and S5 (2021), Islington's Development Management Policies Document (2013) Policy DM4.12 and Emerging Policy SC1 of the Draft Local Plan (2019).
- 4.6 The proposed dance studio is not considered to result in demonstrable harm to neighbour amenity subject to conditions in line with policy DM2.1 of the Development Management Policies (2013).
- 4.7 The proposal is considered to be acceptable, subject to conditions, and would not result in harm to the character nor appearance of the Conservation Area, nor adversely impact on neighbour amenity. The proposal accords with policies DM2.1 and DM2.3 of the Development Management Policies 2013, policies CS8 and CS9 of the Core Strategy 2011, policies BC4, BC7 and also BC8 of the Finsbury Local Plan (2013) and the Clerkenwell Green Conservation Area Design Guidelines (2002) as well as the NPPF (2021).
- 4.8 The application is referred to the Planning Sub-committee due to the Council's interest in the proposal and the number of objections received during the application process.

## **5. SITE AND SURROUNDING**

- 5.1 The application site including the land and building is relevant to 45 White Lion Street, which serves the White Lion Youth Centre and associated Lift Youth Hub (Use Class F1). The four storey building (2,300sq.m – including outbuildings) provides cooking schools, meeting areas for careers advice, dance studios and other rooms for workshops, classes, and associated activity. To help subsidise the youth services it provides, Lift runs a fully commercial room hire and catering business when the facilities are not in use by young people.
- 5.2 The building is neither statutorily listed or locally listed, but it is a charming and prominent Victorian building within the streetscene which was built by the School Board for London as Penton Grove School and dates from 1874. The school closed in 1971 with the pupils transferred to another school on Ritchie Street, Islington.

- 5.3 The building may appear to be a single, coherent whole, the White Lion Street school is two buildings merged into one. The earlier building at the rear of the site, Penton Grove School, was designed by E.R. Robson and dates from 1874-5. By the 1890s, this school was short of space and designs were drawn up by the architect T.J. Bailey to extend it both north and west. Built in 1899-1900, the new extension added two stacks of classrooms in the form of pyramidally capped towers and brought the school forward to White Lion Street. Between the new towers and the original school, a link-block housed an assembly hall on each floor and a rooftop playground for the girls. 3no. single storey brick-built outbuildings ancillary to the host building are located to the south-west corner of the site (57sqm) and to the east of this is a car parking area for 7no. spaces.
- 5.4 A new glazed stair and lift core was added to the east elevation in 2010, providing improved vertical circulation and stepfree access to all floors.
- 5.5 The site is located within the Chapel Market/Penton Street Conservation Area. The area has a mix of commercial and residential properties.
- 5.6 The former school is surrounded by a mix of uses, however those closest and to the rear and west flank of the site are residential properties. The closest residential property is the former Caretaker's House at No.48, this is due north west of the proposed development. This property can be seen over the boundary wall with trellis above. Further to the west are properties which front Penton Street which are separated from the site from a car park area. Directly to the rear is large scale residential development serving flats on 70 Pentonville Road.

## **6. PROPOSAL (in Detail)**

- 6.1 The application seeks planning permission for the erection of a new standalone dance studio in the south west corner of the car park following the demolition of the vacant outbuildings and associated plant area. The proposals also involve the addition of a new accessible WC at third floor.
- 6.2 The proposal would involve the removal of the existing connected outbuildings in the southwest corner of the site. The buildings connected measure 18.5m in length for a width of 3.4m and height of 3m, running vertically against the western boundary wall adjacent to car parking area serving No.70 Pentonville Road.
- 6.3 The new dance studio would wrap around the southwest corner of the building save for a setback of 1.75m-1.85m to allow maintenance space, measuring 15.0m in length and 7.5m in width at a height of 5.7m (total floorspace approx. 150sq.m). 5no. rooflights support the dance studio. An entrance hall with plant area above is located to the northwest section of the studio measuring 5.3m x 5.3m. The main entrance which includes double doors are proposed facing the west courtyard. A second set of double doors are proposed to the east flank facing the south courtyard allowing exit via this route. An access door is proposed to the south elevation to allow maintenance area. All doors and windows to be finished in aluminium.
- 6.4 Larch cladding is proposed for the exterior of the dance studio. At low level, the larch will be dark, charred larch. At the upper level, the finish becomes lighter with a tinted protective coating in a Mid Grey being used to achieve a uniform silver/grey finish.
- 6.5 The new dance studio will replace an existing facility on the 2<sup>nd</sup> floor of the building that challenges the viability and use of the floors directly below due to sound transmission from the dance activities.
- 6.6 Landscaping is also proposed to the west courtyard which would greet visitors and users of the studio with access made from the ground floor of the main building. To improve access

replacement double doors are proposed to this location, with existing double doors blocked up to allow continuous access westwards from the entrance hall of the host building. A wall and gates are also provided for the bin store area located within the south east corner of the site.

- 6.7 To the third floor, an accessible WC is proposed to be added. This would be located to the northern part of the roof in between the 2no. staircases up towards the private amenity space access.

#### Amendments during the application

- 6.8 During the application process an amendment to the scheme was submitted, including:

- Further setback of dance studio from the host building walls
- addition of landscaping to the courtyard adjacent the entrance area
- bin store enclosure
- Replacement access doors from host building
- draft timetable of the dance studio.

### **7. RELEVANT HISTORY:**

- 7.1 P121035: The creation of a new opening and gate within the existing brick boundary wall. **Approved with conditions** on 02/07/2012.
- 7.2 P120576: The creation of a new opening and gate within the existing brick boundary wall adjacent to the caretaker's house and the blocking up of the existing double gates into the youth centre yard. **Approved with conditions** on 04/05/2012.
- 7.3 P092091: Glazed atrium extension to front elevation and installation of rear service lift. **Approved with conditions** on 03/12/2009.

#### *Pre-application*

- 7.4 Q2022/3541/MIN: Pre-application: New standalone Dance Studio in SW corner of car park following demolition of disused Outbuildings and associated plant area. Proposal also includes the addition of a new accessible WC at Third Floor. **Completed** on 19/12/22.
- 7.5 Officers response:

*The proposed development in principle is considered to be acceptable, however the detailed design needs to be developed further and a follow-up pre-application may be advised to develop this further.*

*The impacts on neighbouring amenity will need to be closely considered given the close proximity of some properties, and this will need to be addressed by a detailed draft Operational Management Plan on submission.*

*The use is supported as there would be a public benefit, however an agreement for Community Use should be agreed at application stage to ensure the use provides opportunities for local residents.*

### **CONSULTATION**

## **Public Consultation**

- 7.6 Letters were sent to occupants of **195** adjoining and nearby properties on White Lion Street, Penton Street, Pentonville Road, Baron Street and Godson Street on 09/04/2023.
- 7.7 A total of **4** objections and **1** comment were received from the public with regard to the application. The issues raised are summarised below:

### **OBJECTIONS**

#### **Design**

- The proposed studio when viewed around the local surroundings and context is a hugely bulky singular volume being very noticeable especially when seen from 1<sup>st</sup> floor level or above of the households adjacent (*paras 9.51-9.52*)
- For the larch battens cladding this would appear temporary from adjacent windows when weathered and at odds with neighbouring brick buildings and light colours. Perhaps a lighter appearance could be pursued (*paras 9.58-9.64*).

#### **Neighbouring Amenity**

- New studio box dark in appearance would be very imposing (*para 9.75*)
- During summer months there is noise pollution from youth club with loud music being played with windows open (*para 9.79*)
- Concern with noise from building close to neighbouring building and car park (*para 9.78-9.80*)
- Noise from studio will exacerbate existing noise issues from main building (*paras 9.81-9.87*)
- Concern with lease hours for 24 hours use (*para 9.80*)
- Further acoustic treatment should be required on elevations facing residential properties (*para 9.77*)
- Windows open for current dance classes in the summer (*paras 9.78-9.79*)
- Car park creates a reverberation impact on sound and will do the same with studio (*paras 9.78-9.89*)
- Potential risk of ASB and late night evening noise (*paras 9.84-9.86*)
- Although HVAC units will be installed, users may still open doors and windows (*para 9.78*)
- Concern with total amount of activities taking place within both building and studio at same time that would raise noise levels (*paras 9.80-9.87*)
- Plant noise would with other local plant equipment create a sound reverberation valley (*para 9.88-9.89*)

### **COMMENTS**

- Request that daily time of use restrictions are put in place up to 21:00pm daily (*para 9.78*)
- Residents at 12 Penton Street not invited to consultations meeting that had taken place prior to submission (*Not a material planning consideration*)
- Islington Swifts: This development is close to areas where swifts (on the RSPB amber list due to rapidly declining numbers) are currently nesting and will potentially nest (recorded on the national RSPB swifts survey database). We therefore request that swift nestboxes are installed near roof level which would provide an aesthetically acceptable and zero maintenance way to provide a long-term resource to protect this species and improve the local biodiversity, in line with Islington Council's guidance on this issue (Biodiversity Action Plan, and new Local Plan) (*Condition 11*).

## **Internal Consultees**

- 7.8 **Acoustics Officer**: No objection subject to conditions for plant noise level compliance.



7.9 **Building Control:** Comments made on the fire report submitted.

7.10 **Design and Conservation Officer:** Recommendation – Approve subject to conditions. Full comments included within assessment.

### **External Consultees**

7.11 **Crossrail 2:** No comment on the application.

7.12 **London Fire Brigade:** No further observations to make.

## **8. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES**

8.1 Islington Council (Planning Sub Committee), in determining the planning application has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990).
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance).

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

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

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

8.5 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.

8.6 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.

8.7 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.

- 8.8 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 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.
- 8.9 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 that are considered relevant to this application are listed at Appendix 2 to this report.
- 8.10 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

### **Emerging Policies**

#### Draft Local Development Plan

- 8.11 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.
- 8.12 In line with the NPPF Local Planning Authorities may give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

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

- 8.13 Emerging policies 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 R1 Retail, leisure and services, culture and visitor accommodation

Policy R6 Maintaining and enhancing Islington's unique retail character  
Policy S1 Delivering Sustainable Design  
Policy S2 Sustainable Design and Construction  
Policy S4 Minimising greenhouse gas emissions  
Policy T2 Sustainable Transport Choices  
Policy T3 Car Free Development Parking  
Policy T5 Delivery, Servicing and Construction  
Policy ST2 Waste

## 9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Land Use
- Design and Conservation
- Impact on the amenity of neighbouring residents
- Accessibility
- Highways
- Sustainability
- Fire Safety.

### Land Use

#### *Policy*

- 9.2 The application site is located within the Islington Core Strategy (2011) Angel & Upper Street Key Area, the Central Activities Zone, Employment Growth Area and the Chapel Market/ Penton Street Conservation Area.
- 9.3 The host building serves the White Lion Youth Centre and associated Lift Youth Hub (Use Class F1).
- 9.4 London Plan Policy S1 (Developing London's social infrastructure) part C states that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.
- 9.5 Part D also states that development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation or sharing of facilities.
- 9.6 Part E also states that new facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres.
- 9.7 London Plan Policy S5 (Sports and recreation facilities) states at part B that development proposals for sports and recreation facilities should:
- 1) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling and
  - 2) maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities.
- 9.8 Islington's Development Management Policies Document (2013) Policy DM4.12 (New social infrastructure and cultural facilities) states that including extensions to existing infrastructure and facilities, must:

- i) be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;
- ii) provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;
- iii) be sited to maximise shared use of the facility, particularly for recreational and community uses; and
- iv) complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.

9.9 In regard to the Council's Emerging Policies, Policy SC1 (Social and Community Infrastructure) of the Emerging Local Plan, Part A states that the Council will support proposals to provide new and/or extended social and community infrastructure facilities and their co-location with other social and community uses, subject to an assessment of need by the Council and against all relevant Local Plan policies. Part F requires development that is not generally accessible to the public to enter into Community Use agreement to allow and promote access to the facility by local communities.

9.10 Part D states that where new and/or extended social and community infrastructure is provided on-site it must be designed in line with criteria in part H.

9.11 Part H also states that new social and community infrastructure and, where applicable, extensions to existing infrastructure must:

- (i) be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;
- (ii) provide buildings that are inclusive, accessible, flexible, sustainable and which provide design and space standards which meet the needs of intended occupants;
- (iii) provide appropriate drop-off/pick-up facilities for disabled people;
- (iv) be sited to maximise shared use of the facility, particularly for sports, recreational and community uses; and
- (v) complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.

### *Proposed Use*

9.12 As noted on site at pre-application stage and within the submission details there are understandable noise issues within the building when dance classes/activities occur within the dance studio at 2<sup>nd</sup> floor for the youth programme and existing external clients. This is impacting the viability of the 1<sup>st</sup> floor and has on occasions had impacts on local residential amenity when windows are open within the summer.

9.13 As detailed within the design and access statement, the aim of the proposal is to design a purpose-built dance studio for Islington's young people, that overcomes the challenges of the current studio concerning sound transmission and air flow. The studio will also be available for private hire on booking, with the money generated from the hire of the dance studio contributing to the cost of running delivering youth services and the building upkeep. Pg.7 of the Design & Access Statement (June 2023) states that the Key Project Aims:

1. *New standalone dance studio in south west corner of site.*
2. *Footprint to be comparable in size to existing dance studio, or larger if possible.*

3. *Floor-to-ceiling height to be at least 3.5m but more if possible.*

4. *Space will be used for external hires by dance groups so it needs to perform on a functional level but also be uplifting.*

5. *Natural daylight and good ventilation are key requirements.*

6. *Improve facilities on third floor with new accessible WC.*

- 9.14 From a land use perspective, adopted and emerging Local Plan policy is supportive of new social and community infrastructure, and the proposal to co-locate the new dance studio with existing community facilities complies with London Plan and Local Plan policies as noted within the paragraphs above by providing an accessible, conveniently located facility in support and as ancillary to the host building serving the community, young people and also external providers to ensure the long term viability of the LIFT service.
- 9.15 During the application process, further details were required on the use of the building taking into consideration the need to provide a service for LIFT and also private hire, ensuring the studio provides local community access.
- 9.16 The applicant 'Isledon Arts CIC' is contracted by Islington Council to deliver universal, open access youth services from Lift youth hub. The service specification sits within the Councils Young Islington objectives. The Lease for Lift, as detailed in the Heads of Terms, is for 15 years.
- 9.17 The youth work services, delivered as part of the contract at Lift, are for all young people aged 13+ who live or study in Islington. Young people are able to participate in activities in a safe space including dance, cooking, exercise classes, podcasting, archery. These activities are co-planned with youth work professionals, who support young people through the adolescent phase of their lives. Additionally, Lift provides young people access to support services including the Emotional Wellbeing Team, employment support, sexual health services as well as advice from trusted youth workers. The services and activities that young people access are free of charge. In 2022, nearly 2000 Islington young people accessed services and activities at Lift.
- 9.18 The new dance studio will follow the main buildings programme. It will be for the sole use of young people every Monday, Wednesday, and Friday evenings with additional bespoke ad hoc sessions. The applicant has provided this information within the LIFT Youth Hub timetable. It is noted that the typical usage on the days stated above are from the hours of 15:00pm-21:00pm but would be from 17:00pm should the studio be hired externally. The typical youth night programme is detailed upon pg.2 of the timetable document.
- 9.19 In addition to the above, Isledon run and operate a commercial arm through Lift to help generate revenue that goes back into the service to support young people. The studio is expected to cater for private hires all day on Tuesday, Thursday, Saturday and Sunday from 09:00am-21:00pm. In addition to the above, daytime use only is available on LIFT activity days should this be required.
- 9.20 Existing clients and users of the dance studio hires include:
- *Urdang Higher education performing arts*
  - *Gay Men's Dance Company Singing and dance for male group*
  - *Diddi Dance Toddler movement and dance*
  - *City Academy Singing and dance courses*

- *London Youth Training courses for young people*
- *Scotto Dance Dance classes for the elderly*
- *Regal Ballet ballet classes for children*
- *Bodyology Local independent massage business*
- *Islington parents/residents Children's parties*

9.21 It is acknowledged that the studio can provide private sport and recreation facilities but the money generated from the hire of the dance studio will contribute to the cost of running delivering youth services and the building upkeep. It also does at it's core support activities for local people and the local community. As noted above, the applicant Iseldon Arts CIC is contracted to deliver universal, open access youth services from Lift youth hub and the service specification sits within the Councils Young Islington objectives. It's considered that the aims and ethos of the proposal based on the information provided would be compliant with the above policies.

#### *Operational Management Plan*

9.22 In regard to the management of activities and delineation between various classes and groups, a draft operational management plan has been provided at pg.56 of the design and access statement. Notably, Clients or young people wishing to gain access to the new dance studio will have to report to the reception desk within the existing building. With access made through the host building to the west courtyard as per existing arrangements. This ensures the building is safely accessed and persons visiting are registered and/or acknowledged.

9.23 Additionally, it is not intended that the new dance studio is used independently of the main building. For example, the new dance studio will not be open and used while the main building is closed. Duty managers will include the new dance studio as part of their daily facility inspections, including daily email shift reports and fault management process.

9.24 In regard to bookings, as per existing bookings for the existing building, bookings for the new dance studio will be managed through the applicants' in-house bookings team. Enquires will reach the bookings team through email or phone and all enquires are vetted for their suitability.

9.25 The plan also considers the core hours of use, dealing with complaints and managing noise breakout on entrance and exit from the building. These matters will be addressed within the neighbouring amenity section of the report but the details submitted do provide adequate information in relation to the proposed land use and how it will be managed.

#### *Proposed Studio Space*

9.26 As noted within the submission, the Sport England design guidelines recommend the following minimum dimensions for new dance studios:

- *Standard dance studio 12-15m x 15m x 4.5m(h) (30-35 person)*
- *Small practice studio 9m x 9m x 3.5-4.5m(h)*

9.27 A studio space of 15x15m would be sufficient to accommodate a range of classes for most uses, including dance. However, given the site constraints, the applicant is not able to accommodate a 15x15m space without demolishing large parts of the existing building first. The applicant sought to test 2no. positions around the host building in order to achieve the standard

dimension guidelines. This was not considered to provide a good relationship with the site as noted on pg.36 of the design and access statement submission.

- 9.28 Nevertheless, the layout agreed as most practical includes a studio of 15m x 7.5m which is between a standard and small size in regard to Sports England Requirement that is confirmed within the D&A Statement. From the details provided, the studio would seek to provide a high-quality recreational environment with a height of 4.5m to allow jumps and lifts for dancers. Internally, the interior of the dance studio is proposed to be a visually cool, calm and light-filled space. The flooring of the studio is proposed as a light grey, semi-sprung rubber floor, specially designed for dance. Timber benches provide seating along the north edge of the dance studio, with storage space for footwear and personal belongings underneath. Storage for audio-visual and dance equipment is provided on the west wall, concealed behind flush doors within the plywood wall panelling. The 5no. rooflights will allow for natural light along with the various glazed doors provided for access to the building. For ventilation, mechanical ventilation (above the entrance hall) is proposed when required to be used during summer periods. Natural ventilation has been considered but given the proximity of windows to adjoining residential properties this has not been proposed.
- 9.29 It's considered that the studio for the purposes required for local community, youth use and private hire is considered satisfactory.
- 9.30 It should be noted that given the location of the site, the land it's situated within and the scale and scope of the building, the proposal would not constitute formal consultation of Sports England based on the Government's Planning Practice Guidance.
- 9.31 Overall, it's considered that the proposal would be compliant with London Plan Policies S1 and S5 (2021), Islington's Development Management Policies Document (2013) Policy DM4.12 and Emerging Policy SC1 of the Draft Local Plan (2019).

### **Design and Conservation**

#### *Policy*

- 9.32 The National Planning Policy Framework (NPPF) confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development and should create better places in which to live and work and helps make development acceptable to communities. Paragraph 134 of the NPPF (2021) states that in determining applications, significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 9.33 Core Strategy Policy CS8 states that the scale of development will need to reflect the character of the area. The businesses and shops which provide the mixed-use character of Islington will be maintained through employment, retail and design policies.
- 9.34 Core Strategy Policy CS9 states that the Islington's heritage assets and historic environment will be conserved and enhanced whether they are designated or not. All development will need to be based on coherent street frontages and new buildings need to fit into the existing context of facades.
- 9.35 Development Management Policies DM2.1 requires all forms of development to be of high quality, incorporate inclusive design principles and make a positive contribution to the local

character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.

- 9.36 Development Management Policies DM2.3 states that non-designated heritage assets, including locally listed buildings and shopfronts, should be identified early in the design process for any development proposal which may impact on their significance. The council will encourage the retention, repair and reuse of non-designated heritage assets. Proposals that unjustifiably harm the significance of a non-designated heritage asset will generally not be permitted.
- 9.37 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
- 9.38 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.
- 9.39 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 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.

#### *Site Significance*

- 9.40 The site is located within the Chapel Market/Penton Street Conservation Area. The area has a mix of commercial and residential properties.
- 9.41 The host building which supports LIFT is neither grade listed or locally listed, but it is a charming and prominent Victorian building within the streetscene which was built by the School Board for London as Penton Grove School and dates from 1874. The school closed in 1971 with the pupils transferred to another school on Ritchie Street, Islington.
- 9.42 The building may appear to be a single, coherent whole, the White Lion Street school is two buildings merged into one. The earlier building at the rear of the site, Penton Grove School, was designed by E.R. Robson and dates from 1874-5. By the 1890s, this school was short of space and designs were drawn up by the architect T.J. Bailey to extend it both north and west. Built in 1899-1900, the new extension added two stacks of classrooms in the form of pyramidally capped towers and brought the school forward to White Lion Street. Between the new towers and the original school, a link-block housed an assembly hall on each floor and a rooftop playground for the girls.
- 9.43 3no. single storey brick-built outbuildings ancillary to the host building are located to the south-west corner of the site (57sq.m) and to the east of this is a car parking area for 7no. spaces. These would be removed as part of the development proposals.
- 9.44 A new glazed stair and lift core was added to the east elevation in 2010, providing improved vertical circulation and stepfree access to all floors.
- 9.45 The context of the site in relation to heritage assets is shown below.





**Images 6 and 7:** Conservation Area (left) and Listed Buildings (right) in proximity to the site

### *Massing and Location*

- 9.46 The proposal would involve the removal of the existing connected outbuildings in the southwest corner of the site. The buildings connected measure 18.5m in length for a width of 3.4m and height of 3m, running vertically against the western boundary wall adjacent to car parking area serving No.70 Pentonville Road.
- 9.47 Officers do not oppose the demolition of the outbuildings. It has no architectural value and has limited scope for refurbishment. The applicants have advised that the brickwork would be recycled and put to use for the bin store enclosure area which is supported by new gates and walls. This would satisfy Emerging Policy S1 Delivering Sustainable Design promotes keeping materials in use for as long as possible.
- 9.48 The new dance studio would wrap around the southwest corner of the building save for a setback of 1.75m-1.85m to allow maintenance space, measuring 15.0m in length and 7.5m in width at a height of 5.7m (total floorspace approx. 150sq.m). 5no. rooflights support the dance studio. An entrance hall with plant area above is located to the northwest section of the studio measuring 5.3m x 5.3m.



**Image 8:** Location of development in context of surrounding area

9.49 The site has high boundary walls owing to the former use as a school, the rear of the site consists of a brick wall with black meshing fence enclosure above (4.5m high). The boundary to the western boundary (4.5m high) is also of brick wall, with no mesh above but is higher in brickwork than the boundary to the rear.



**Image 9:** Location of development including boundary walls (outbuildings in background)

9.50 As per officer's pre-application assessment officers consider the location to be reasonable, as it would be at the rear of the site and in a 'back land' location and minimally visible from streets and public areas. The proposal is taller than a regular single storey (5.7m as is required for the

proposed use) but officers consider that it would still be suitably subordinate and 'low profile'. The building would also be enclosed for much of its massing by the tall existing boundary walls around the site which are at a height of 4.5m, therefore mitigating many of the views of the building from ground level.



**Image 10:** Studio building with dashed line showing boundary enclosures

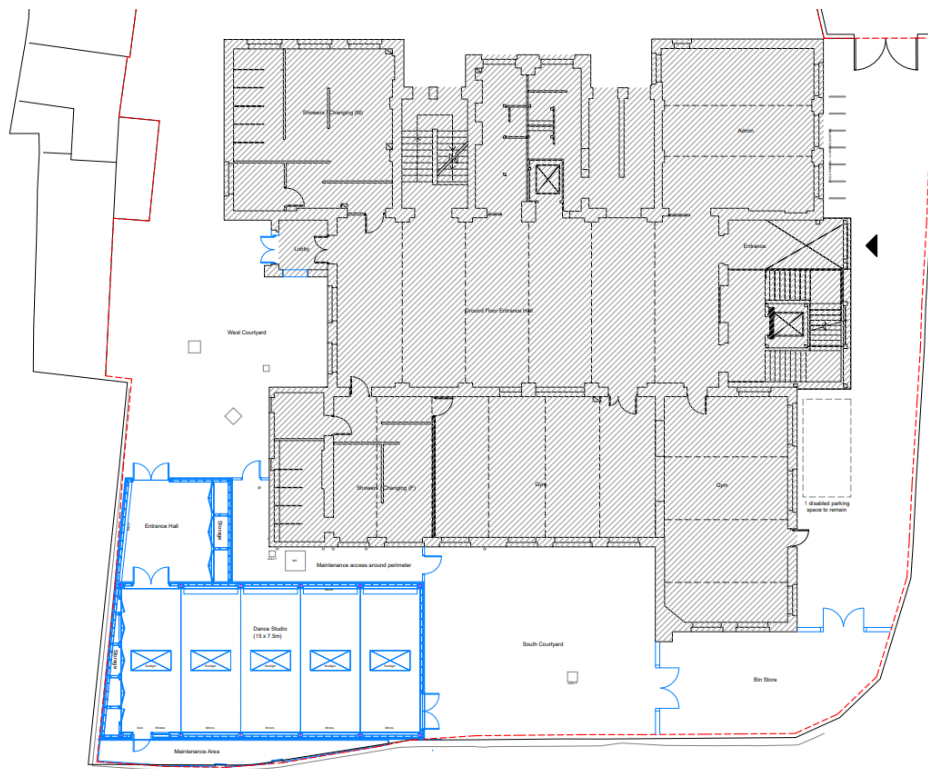
- 9.51 In addition to the above, due to the orientation of the building with its length running west to east it would be masked significantly by the host building due to its own massing and scale. The applicant to further this point has provided 2x wireframe CGIS have been provided from the opposite side of White Lion Street. These show that the proposals would be barely visible. It will retain the setting of the school as the primary building on this site, conserving the historic building hierarchy and responding well to the scale of the surrounding area.
- 9.52 From the development to the rear of the school, the building will be visible from buildings backing on to the site from surrounding streets. The new studio will be taller and larger than the existing structure and will be visible from private spaces on upper floors. However, it would still be read as subservient in the context of the four storey building. Any views of part of the roof and cladding wall would not harm the character of the host building and Conservation Area and also in context of large parking areas which surround the site.



**Image 11 and 12:** Wireline views of studio from street level

### *Layout*

- 9.53 There is a slightly contrived relationship with the existing building due to massing of the building and orientation. However, as noted in paragraph 9.26 this layout is the most practical siting and orientation that would best serve the applicant. At pre-application stage officers acknowledged that the wrap around the corner would obscure the original form and cover up some of the main windows on the rear façade. It is not physically connected but would be very close, and the plans as originally submitted created a narrow ally between the buildings with no obvious use.



**Image 13:** Proposed studio (in blue)

- 9.54 Amended plans were received during the application process to create a clear break from the former building with a setback from the rear façade by 1.75m and a setback from the side façade by 1.85m (shown in image 13 below). With this space being utilised for maintenance access. The amendment also resulted in the building being pushed back to be flush with the western wall and also pushed to the south-west corner in order create a more meaningful space between the buildings. A small slither of wildflower was omitted against the southern boundary, but in place of this is a plan for a newly landscaped courtyard area to the west courtyard as part of the amended plans and proposals to provide a more conventional and useful alteration to improve the hard landscaping around the site.
- 9.55 It is acknowledged that a more suitable arrangement would be for the studio and host building to be interlinked as discussed during pre-application and at application stage with the applicants. However, feasibility studies for the delivery of the scheme make this difficult to achieve at this stage. Whilst this is unfortunate, there is some scope to improve the arrangement in the future. The applicant has presented Phase 2A for a new landscaped courtyard to the east flank of the building for greater amenity space for the use and a glazed atrium (Phase 2B) between the buildings that could connect them in the future if additional funding was available.

9.56 In regard to access, there are no objections to the layout of the building itself. It is in line with the best practice design guidelines for dance studios and will provide a high-quality space. Although the dance studio is a separate structure, it can only be accessed by users by passing through the existing building. Users will be required to check into the building at the main reception at the eastern edge of the site and circulate through the ground floor and out the other side to reach the studio. This is to ensure the studio is safely managed and those attending are registered as per all other activities within the site. The existing 90-degree turn within the existing building by switching the position of the existing door and window provides much improved legibility and access.



**Image 14:** Proposed studio (in blue)

9.57 Overall, officers including the Design and Conservation Officer consider the approach acceptable from a thorough review of all options and as discussed in the assessment above would not adversely impact the character of the host building and Conservation Area nor any other heritage assets.

### **Detailed design and materials**

9.58 While not widely visible, the building will be seen from adjacent sites and will have a visible impact within the site itself, so officers consider delivering a well-designed building as pivotal. on minimising visibility. The guidance in paragraph 33.7 the CADG (2022) is that 'a high standard of design will be expected which reflects the scale and character of the area'. In this case the focus should be on delivering a high-quality design that responds to site context contributes positively (rather than on replicating the form, character or architectural language of existing buildings).

9.59 The new studio is very different in appearance from the school. It is a subservient ancillary timber building. Officers consider that this juxtaposition is acceptable as it does not detract from the grandeur of the Victorian architecture and reads clearly as a subordinate element on the site. This is amplified by its restrained palette of charred timber cladding and aluminium framed

doors and windows. This protects and enhances the setting of the conservation area in line with Emerging Policy DH2 Heritage Assets and existing local plan policy DM2.3 B. The contrast between old and new is generally supported by Core Strategy Policy CS9 which states that contemporary design can help protect and enhance the Borough's built and historic environment as well as traditional design.

9.60 The larch cladding will come in two different finishes helping to animate the facades and break up the volume of the dance studio. At low level, the larch will be dark, charred larch. This will help to ground the proposal. The surface of the charred larch cladding has a tactile quality to it and as it will be at low level, it can be enjoyed up close.

9.61 At the upper level, the finish becomes lighter with a tinted protective coating (SiOO:XMid Grey) being used to achieve uniform silver/grey finish.



**Image 15:** Proposed appearances



**Image 16:** Proposed sample materials

9.62 The use of protective coating and charred timber has addressed officers' concerns at pre-application stage regarding ageing and maintenance of timber cladding included in section 5 the 2017 Urban Design Guide.

9.63 Above the entrance lobby, the timber panelling will continue above roof level as a 'screen' to conceal rooftop plant. The screen will not be solid and the area above the lobby will not read as a solid mass. This will help reduce the bulk of the building. Whilst the details in principle are

considered acceptable, samples will be required to be received prior to superstructure works taking place as part of a condition.

- 9.64 The main entrance which includes double doors are proposed facing the west courtyard. A second set of double doors are proposed to the east flank facing the south courtyard allowing exit via this route. An access door is proposed to the south elevation to allow maintenance area. All doors and windows to be finished in aluminium which are considered appropriate for the host building. 5no. rooflights serve the dance studio and are considered acceptable flush to the roof.

#### *Accessible WC at roof level*

- 9.65 As reviewed on site, the new accessible WC at roof level would be sited behind the front parapet which is extremely tall and in between the existing staircase which contains some plant. This alteration is unlikely to be visually prominent, taking into account the massing on page 20 of the design and access statement. Elevations provided show the WC would not be visible above the parapet and would be well screened from street level as per the existing roof level. It's not considered to be visible or prominent either from short or long views.

#### *Conclusion*

- 9.66 Overall, the proposed single storey dance studio would not cause harm to the visual amenity or the setting of heritage assets. As such the proposed works would not adversely affect the special architectural or historic interest of the character and appearance of the conservation area and the host building nor the Grade II listed building which is set due north and a considerable distance from the proposed development. The proposal is therefore considered to satisfy the objectives of the policies listed below, in particular Chapter 16 of the NPPF (2021) which seeks to conserve and enhance the historic environment, policy HC1 of the London Plan 2021 which seeks to conserve and enhance the significance of heritage assets as well as the provisions of policy CS9 of Islington's Core Strategy 2011 which seek to protect and enhance Islington's built and historic environment and policy DM2.3 of Islington's Development Management Policies which seeks to protect and enhance Islington's historic environment.
- 9.67 In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. Given the above, the proposal is not considered to cause harm to the character or appearance of the host building, or the wider conservation area.

#### **Neighbouring Amenity**

- 9.68 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of air quality, dust, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policy D6 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality. Moreover, London Plan Policy D6 requires for buildings to provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- 9.69 The former school is surrounded by a mix of uses, however those closest and to the rear and west flank of the adjacent the new building are residential properties. The closest residential property is the former Caretaker's House at No.48, this is due north west of the proposed development. This property can be seen over the boundary wall with trellis above. Further to the west are properties which front Penton Street which are separated from the site from a car



park area. Directly to the rear is large scale residential development serving flats on 70 Pentonville Road.

9.70 The proposed studio is set off the closest facades of the following residential properties:

- **13m** from 48 White Lion Street (Caretakers House)
- **23m** from 18-30 Penton Street
- **28m** from 12 Penton Street
- **22m** from 70 Pentonville Street

#### *Overlooking and Loss of Privacy*

9.71 Paragraph 2.14 of the Development Management Policies 2013 states that '*there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.*'

9.72 In regard to overlooking, the openings proposed are low within the facades in relation to the total height of the building to provide access to the studio from the north elevation and for emergency exit from the east and for maintenance access to the rear. The proposed use would not be residential and would be used during allocated times during the day and evening when the building is in use. The purpose of the glazing within the building is for natural daylight and not for outlook as per a residential use and is therefore not likely to conflict with the privacy of adjacent properties. It would therefore not fail to comply with the DM policies.

#### *Outlook and Enclosure*

9.73 In regard to outlook, the building's front elevation would at its closest be 13m from the Caretakers House. Visually the front façade with pitched roof extending down towards the flank boundary would be visible. However, the building would be setback from the current outbuildings and when viewed from its flank or front elevation would in the context of the host four storey building appear subservient and as so not entirely dominant to this neighbour.

9.74 In regard to the impact towards the properties to the west flank on Penton Street, there is distances of 23m-28m between the rear facades and the west flank of the studio as detailed above. In between this distance includes a car park and a 4.5m high boundary brick wall. When considering this distance it's not considered that the building would adversely impact outlook. Whilst the building may well be visible from upper floors it would not result in such adverse enclosure taking into account the distances and the fact that the building would be much smaller than the host building and surrounding residential buildings.

9.75 A comment from the public consultation has been raised on the dark appearance of the studio appearing imposing to properties to the rear. Whilst the colour proposed is a juxtaposition from the existing building from the southern flank, there is a distance of 22m from the rear façade of 70 Pentonville Road. As per the impact to properties on Penton Street, the building is separated by a large car parking area and as such would not adversely impact on the properties outlook which will be retained over the open space of the car park and the setting of the former school. It is noted that the rear boundary consists of a brick wall with black meshing fence and wisteria enclosure above (4.5m high). It is acknowledged that more of the massing would be visible from the car parking area at ground floor level, however this would not impede outlook from the habitable rooms and windows serving them. It is acknowledged that from the upper levels the

studio would be much more visible as per from properties on Penton Street, but it's visibility would in no way create an unacceptable level of enclosure.

#### *Daylight and Sunlight*

- 9.76 In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 9.77 The proposal is for a single storey studio building at a height of 5.7m, and as noted from the above distances would not impede on the outlook of adjacent properties. Given its single storey stature it would not impede the daylight or sunlight of the adjacent properties that are well setback. Any minor overshadowing of car parking space would not be at the detriment of neighbouring properties.

#### *Noise (from studio)*

- 9.78 A number of objections have been received regarding noise from the dance studio owing to the activities taking place and the location of the building adjacent to residential properties. The application details provided note that the building will be ventilated mechanically, and therefore there will be no requirement for doors, windows or any openings to be open when the studio is in use. A condition will be applied to require all openings to be closed when the studio is in use ensuring there is no adverse noise outbreak from the openings. The Operational Management plan also stresses that one set of doors either from the lobby space or from the studio will remain closed at all times when coming and going in order to reduce noise outbreak to a minimum.
- 9.79 It should be noted that this change of location within the new building will overcome the issues raised around existing noise emitting from the dance studio on the 2<sup>nd</sup> floor and as such reduce noise pollution from the site. The noise assessment provided at Appendix B.4 states that the proposed windows for the studio will be double glazed with the mechanical system proposed which will allow windows to be sealed. Notwithstanding the above, full particulars and details of a scheme for sound insulation for the dance studio shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.
- 9.80 In regard to the operational hours, the submission notes that the core hours of use will be from 09:00am-21:00pm. This would be in line with opening and closing times for the host building (which closes 30 minutes later). Whilst the building and use has a 24-hour lease, it's considered that the studio shall only run between the hours of 09:00am-21:00pm to meet the needs of the activities that are proposed to take place. It's considered that the times proposed are neither too early in the morning to cause disruption nor too late at night and a condition shall be attached to ensure this is complied with to protect residential amenity.

#### *Noise (from activities associated to studio and existing building)*

- 9.81 A number of objections have been received regarding noise associated to the use and comments on anti-social behaviour which could be increased due to the proposed studio being in situ. The applicant has provided an Operational Management Plan on pg.56 of the submission.
- 9.82 Notably, Clients or young people wishing to gain access to the new dance studio will have to report to the reception desk within the existing building. With access made through the host building to the west courtyard as per existing arrangements. This ensures the building is safely accessed and persons visiting are registered and/or acknowledged.

- 9.83 Additionally, it is not intended that the new dance studio is used independently of the main building. For example, the new dance studio will not be open and used while the main building is closed. Duty managers will include the new dance studio as part of their daily facility inspections, including daily email shift reports and fault management process.
- 9.84 In regard to bookings, as per existing bookings for the existing building, bookings for the new dance studio will be managed through the applicants' in-house bookings team. Enquires will reach the bookings team through email or phone and all enquires are vetted for their suitability.
- 9.85 In order to prevent anti-social behaviour and prevent persons or groups loitering, for security, gates are provided in two locations to close off the space between the new dance studio and the existing building. The new bin store prevents unauthorised access to the new dance studio as it will no longer be possible for visitors to walk around the full perimeter of the existing building.
- 9.86 The submission details that the applicant Isledon has a well-established complaints policy, details of which can be found on the Lift website: <https://www.liftislington.org.uk/contact>. The applicant states that there have not been many complaints, but evidence of this being used and managed successfully in the past via a dedicated email which is monitored.
- 9.87 Overall, when considering the proposed management details provided and the conditions imposed the studio is expected to be adequately managed in order to prevent adverse noise and disturbance.

#### *Noise (from plant)*

- 9.88 The studio will be supported by a single mechanical ventilation system for ventilation, with heating or cooling provided as required. An air handling unit is proposed along with 2no. condenser units. The application is supported by a noise report by Arup (February 2023).
- 9.89 Two heat pumps are proposed along with a Mechanical Ventilation with Heat Recovery system. This is located at a noticeable difference from plant machinery at No.68 Pentonville Road. The submission includes a noise report with background sound survey and noise criteria for the plant with noise sensitive receptors to the closest residential properties considered. The submission has been reviewed by the Councils Acoustic Officer who raises no objection subject to 1no. condition to minimise the plant noise impacts for nearby receptors so that 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 L<sub>AF90 Tbg</sub>.

#### **Conclusion**

- 9.90 Overall, the proposal would not have a detrimental impact, outlook, privacy, overlooking, daylight and sunlight and noise and disturbance subject to conditions and would therefore be in compliance with policies DM2.1 of the Development Management Policies (2013), Emerging Plan Policy PLAN1 (2019) and the guidance set out in the Urban Design Guide (2017).

#### **Accessibility**

- 9.91 Development Management Policies Document policy DM2.2 and the Inclusive Design SPD remains a material consideration to any development.
- 9.92 Policy DM2.2 states that A. All developments shall demonstrate that they:

- i) provide for ease of and versatility in use;*
- ii) deliver safe, legible and logical environments;*

*iii) produce places and spaces that are convenient and enjoyable to use for everyone, and  
iv) bring together the design and management of a development from the outset and over its lifetime.*

- 9.93 The proposal would be accessed through the main building and accessed out towards the west courtyard as per the existing arrangement. The host building would also be improved in its accessibility by providing an accessible WC on the third floor, the closest as existing is on the 2<sup>nd</sup> floor.
- 9.94 The access to the courtyard has been noticeably improved by the replacement of the double doors resulting in there being no requirement for a 90 degree turn from the main building out to the courtyard. This is shown in image 14.
- 9.95 The access to the accessible WC on the third floor is accessed via 2no. lifts as shown within the submission.
- 9.96 Overall, the access from the courtyard into the studio and WC at third floor would be step free in accordance with Development Management Policy DM2.2 (2013) and Emerging Plan Policy PLAN1 (2019).

## **Highways**

### *Car Free Development*

- 9.97 Islington policy identifies that all new development shall be car free. Policy DM8.5 stipulates that no provision for vehicle parking or waiting will be allowed for new homes, except for essential drop-off and wheelchair accessible parking. This is echoed in Emerging Draft Local Plan policy T3. 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.
- 9.98 Parking spaces would be lost due to the studio space, although 1 disabled parking space would remain which is considered acceptable. There would be no staff parking. This would be in compliant with current and emerging policies and the proposal will continue to be car free so as far as reasonably practicable.

### *Construction Management Deliveries*

- 9.99 It is noted that there is vehicular access for refuse and for some parking to the rear of the site. It is therefore expected that this access would be utilised for construction. Nevertheless, Due to the proposed works, a Construction Management and Environmental Plan will be required to demonstrate how the development would not result in congestion on the highway.

### *Cycle storage*

- 9.100 The provision of secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines' and Policy DM8.4 and Appendix 6 of the Development Management Policies 2013. Appendix 4 of the Emerging Draft Local Plan is also considered relevant and Policy T2.
- 9.101 For new community centres, 1 space for 3 staff members is required under Appendix 6, of which is similar under emerging policies.

- 9.102 The site currently contains 14 cycle spaces close to the access to the site. The uplift to the building would be just shy of 100sq.m taking into account the demolition of the outbuildings and replacement with new studio. There are 10 full time staff on site and considering the 14 spaces in situ this would comply with the requirements as set out. Notwithstanding the above, 7no. additional spaces are proposed to the rear of the property, to the north of the new bin store. Detailed plans and drawings are required to show the spaces prior to occupation of the building.

#### *Refuse and recycling*

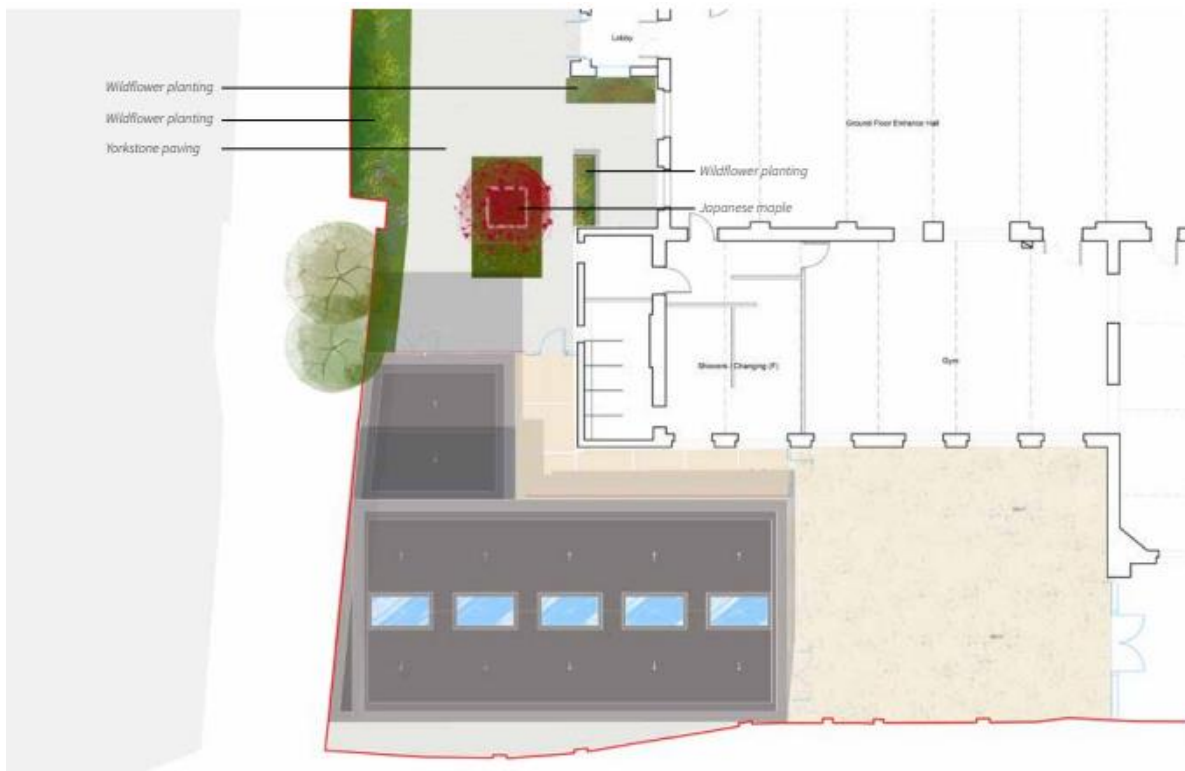
- 9.103 Waste storage facilities are required to be provided in order to fit current and future collection practices and targets. Facilities must be accessible to all in accordance with Islington's Core Strategy CS11. Development Management Policy DM8.6 seeks that details of refuse and recycling collection be submitted indicating locations for collection vehicles to wait and locations of refuse and recycling bin stores. The design and access statement on pg.13 details that the existing refuse strategy will be retained with refuse access being made down the side of the building. The addition of a walled and gate enclosure for the bin stores mitigates anti-social behaviour and adds to the security of the site which is considered a benefit to the proposal.

#### **Sustainability and Landscaping**

- 9.104 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and policies relevant to sustainability are set out throughout the NPPF. Further planning policies relevant to sustainability are set out in chapter 9 of the London Plan, Core Strategy policy CS10 and chapter 7 of the Development Management Policies. Islington's Environmental Design SPD is also relevant.
- 9.105 It is the council's and the Mayor's objective that all developments meet the highest standards of sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change. Developments must demonstrate that they achieve a significant and measurable reduction in CO2 emissions, following the London Plan energy hierarchy. All developments will be expected to demonstrate that energy efficiency has been maximised and that their heating, cooling and power systems have been selected to minimise CO2 emissions.
- 9.106 Policy DM7.1 provides advice in relation to sustainable design and construction, stating 'Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development'. The proposed development should be maximised in terms of energy efficiency and carbon emission reduction, in accordance with policy DM7.2.
- 9.107 Policy S1 of the Emerging Draft Local Plan (2019) states that the council will seek to ensure the borough develops in a way that maximises positive effects on the environment and improves quality of life, whilst minimising or avoiding negative impacts. The policy also states that the Council will promote zero carbon development, with the aim that all buildings in Islington will be net zero carbon by 2050 and will work with partners and local communities to improve the energy efficiency of the existing building stock and wider public realm. Part F requires development proposals to adopt an integrated approach to water management which considers flood risk, sustainable drainage, water efficiency, water quality and biodiversity. Part G requires the promotion of a circular economy approach to design and construction to keep products and materials in use for as long as possible and to minimise construction waste.
- 9.108 Policy S2 of the Emerging Draft Local Plan (2019) requires development proposals to submit a Sustainable Design and Construction Statement which must demonstrate that the proposal meets all relevant sustainable design policies. Part C states that the Sustainable Design and Construction Statement submitted by smaller minor extensions and minor changes of use must

demonstrate that all relevant sustainable design requirements have been considered. The level of information provided in the statement must be proportionate to these requirements.

- 9.109 Policy S3, part G requires all minor non-residential new build developments and minor non-residential extensions of between 100sqm and 500sqm are required to demonstrate how all credits for Water consumption (Wat 01) would be achieved under the relevant BREEAM scheme. A minimum of 3 credits must be achieved where rainwater and/or greywater recycling is demonstrated not to be feasible, in order to achieve water credits equivalent to an Excellent standard.
- 9.110 The proposed erection of the studio building would include a range of sustainable initiatives as noted within the Sustainable Design & Construction Statement details (Pg.60 of Design & Access Statement Rev 02 (July 2023) which will help reduce both the embedded and ongoing carbon emissions including:
- *Glulam or steel-framed construction with timber infill offers a low embodied carbon solution compared to reinforced concrete and masonry construction.*
  - *Highly insulated external walls and roof with few openings in external envelope help to minimise heat losses.*
  - *Timber cladding using UK-grown larch reduces the carbon footprint of the building as a whole when compared to other possible cladding materials.*
  - *Low volatile organic compound (VOC) paints and finishes*
  - *Landscaping design includes a series of planters which will be built using the reclaimed bricks from the demolition of the outbuildings. The walls forming the new bin store will also use these reclaimed bricks.*
- 9.111 The details also noted that the flat roof could accommodate PV panels and a green roof with wildflower planting, encouraging pollinators and further improving biodiversity but this is subject to funding. The building could in future be retrofitted to accommodate this in the future.
- 9.112 A new landscaped entrance courtyard will connect the existing building to the new dance studio. The existing tarmac will be replaced with permeable gravel and wildflower planting will improve biodiversity as well as helping to frame the space. A Japanese maple (*Acer palmatum* 'Osakazuki') is proposed to 'animate' the courtyard and offer changing colours throughout the year which would provide more biodiversity than existing.



**Image 17:** Landscaping plan

9.113 It's considered relevant to condition details for a Circular Economy approach for materials, for a Sustainable Urban Drainage and to demonstrate how all credits for Water consumption (Wat 01) would be achieved under the relevant BREEAM scheme in line with the current and emerging policies.

9.114 Overall, the details are considered satisfactory for the minor development proposed.

### **Fire Safety**

9.115 Policy D12(A) of the London Plan (2021) requires new developments to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

9.116 The application proposes a studio of 150sq.m of floorspace ancillary to the existing four storey building serving a youth centre. The building is not considered a relevant building as set out by Planning Gateway One.

9.117 Nevertheless, a RIBA Stage 2 Fire Report by *Marshall* (February and updated in July 2023) has been submitted in support of this application. The calculated hose length for fire service access provision to the new structure appears to exceed the maximum 45m length required from 2no. locations and as assessed by Building Control. The report was revised to address other comments made by the BC department.

9.118 The submitted fire report makes multiple references back to the Building Regulations and the applicant is reminded that the Building Regulations 2010 legislation covers the construction and extension of buildings and these regulations are supported by Approved Documents. Approved Document B addresses fire safety precautions which must be adhered to, to ensure the safety of occupants, firefighters and those close to the building in the event of fire.

## **10. SUMMARY AND CONCLUSION**

### **Summary**

10.1 The proposed building would support the local youth hub and provide a high quality space for locals and community groups which would be compliant with London Plan Policies S1 and S5

(2021), Islington's Development Management Policies Document (2013) Policy DM2.1, DM2.3 and Policy DM4.12 and Emerging Policy SC1 of the Draft Local Plan (2019).

- 10.2 The proposed dance studio is not considered to result in demonstrable harm to neighbour amenity subject to conditions in line with policy DM2.1 of the Development Management Policies (2013).
- 10.3 The proposal is considered to be acceptable, subject to conditions, and would not result in harm to the character or appearance of the local area and Conservation Area. The proposed studio building is considered acceptable in design terms, raises no transport issues and provides a sustainable form of development subject to conditions and would comply with Policies CS8 and CS9 of Islington's Core Strategy (CS) (2011), Policies DM2.1 and DM2.3 of Islington's Development Management Policies (2013), Policies PLAN1, DH1, DH2, T2, T3, S1, S2 and S3 of the Emerging Plan (2019), London Plan (2021) policies D3 and D4 as well as accord with the National Planning Policy Framework (NPPF) (2021).
- 10.4 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION.

**APPENDIX 1**

**RECOMENDATION A**

That the grant of planning permission be subject to **conditions** to secure the following, and that there is delegated to each of the following: the Head of Development Management the Team Leader Major Applications and the Team Leader Planning Applications to make minor changes (additions removals or amendments) to the conditions:

**List of Conditions:**

<b>1</b>	<b>COMMENCEMENT (3 YEAR CONSENT PERIOD)</b>
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
<b>2</b>	<b>APPROVED PLANS LIST (COMPLIANCE)</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>TAL-11-0001 Rev P02, TAL-21-0001 Rev P02, TAL-21-0002 Rev P02, TAL-21-0003 Rev P02, TAL-21-0004 Rev P02, TAL-11-1001 Rev 00, TAL-11-2001 Rev 00, TAL-11-3001 Rev 00, TAL-11-4001 Rev 00, LIFT Youth Hub Timetable (undated), Design &amp; Access Statement Rev 02 (July 2023) and Appendices B-F.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>



<b>3</b>	<b>MATERIALS (DETAILS)</b>
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> <li>a) Cladding panels (including both from lower and higher sections of wall);</li> <li>b) Roofing;</li> <li>c) Window and door treatment (including elevation, sections and reveals) of the studio and also of replacement door to the main building;</li> <li>d) All landscaping and</li> <li>e) Any other materials to be used.</li> </ul> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter into perpetuity.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard and preserves the character and appearance of the surrounding area.</p>
<b>4</b>	<b>CONSTRUCTION MANAGEMENT PLAN (DETAILS)</b>
	<p>CONDITION: Notwithstanding the details submitted with the application, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The CEMP should refer to Islington's Code of Practice for Construction Sites (2018) and include details and arrangements regarding:</p> <ul style="list-style-type: none"> <li>a) The notification of neighbours with regard to specific works;</li> <li>b) Advance notification of any access way, pavement, or road closures;</li> <li>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;</li> <li>d) Details regarding the planned demolition and construction vehicle routes and access to the site;</li> <li>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;</li> <li>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;</li> <li>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.)</li> <li>h) Details of any proposed external illumination and/or floodlighting during construction, including positions and hours of lighting;</li> <li>i) Details of measures taken to prevent noise disturbance to surrounding residents;</li> <li>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;</li> <li>k) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)</li> </ul>

	<p>l) Details as to how safe and convenient vehicle access will be maintained for all existing vehicle traffic 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) Details of measures taken to deal with any form of asbestos during the demolition of the existing garages.</p> <p>The report shall assess the impacts during the preparation/demolition, excavation and construction phases of the development on the surrounding roads, together with means of mitigating any identified impacts. The report shall also identify other local developments and highways works, and demonstrate how vehicle movements would be planned to avoid clashes and/or highway obstruction on the surrounding roads.</p> <p>The demolition and development shall thereafter be carried out in accordance with the approved details and measures.</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>
<b>5</b>	<b>FIXED PLANT NOISE LEVELS (COMPLIANCE)</b>
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level <math>L_{Aeq Tr}</math> 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 <math>L_{AF90 Tbg}</math>. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142:2014+A1:2019</p> <p>REASON: To protect the amenity of adjoining properties.</p>
<b>6</b>	<b>SOUND INSULATION (DETAILS)</b>
	<p>CONDITION: Full particulars and details of a scheme for sound insulation for the dance studio shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To protect the amenity of adjoining properties.</p>
<b>7</b>	<b>CLOSED OPENINGS WHEN IN USE (COMPLIANCE)</b>
	<p>CONDITION: Notwithstanding the details hereby approved, all openings (including doors, windows, rooflights) shall be closed at all times as reasonably practicable when the dance studio is in use.</p> <p>REASON: To protect the amenity of the adjoining residential properties.</p>

<b>8</b>	<b>HOURS OF USE (COMPLIANCE)</b>
	<p>CONDITION: The single storey dance studio hereby approved shall not unless otherwise agreed in writing operate outside the hours of:</p> <p>09:00am-21:00pm (All days).</p> <p>REASON: To protect the amenity of adjacent properties.</p>
<b>9</b>	<b>BIKE SPACES (DETAILS)</b>
	<p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) for the site shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the hereby approved dance studio. The storage area(s) shall be secure and provide for no less than 7 (including 1no. accessible space).</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the dance studio, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport</p>
<b>10</b>	<b>BIO-DIVERSITY (COMPLIANCE)</b>
	<p>CONDITION: A minimum of 2no. bat and/or bird nesting boxes shall be installed prior to the first occupation of the dance studio and shall be retained into perpetuity.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and biodiversity enhancements.</p>
<b>11</b>	<b>WALL AND GATE (DETAILS)</b>
	<p>CONDITION: Prior to superstructure works commencing on site, details of all new walls and gating along shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: In the interest of safety and security, securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard and preserves the character and appearance of the Conservation Area.</p>
<b>12</b>	<b>SUSTAINABLE URBAN DRAINAGE SYSTEM (DETAILS)</b>
	<p>CONDITION: Details of surface drainage works shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The details shall be based on an assessment of the potential for 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 run off 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>
<b>13</b>	<p><b>CIRCULAR ECONOMY (DETAILS)</b></p> <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> <ul style="list-style-type: none"> <li>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;</li> <li>b) avoid construction waste and the unnecessary demolition of structures;</li> <li>c) be built in layers to allow elements of buildings to be replaced overtime, supporting a modular design;</li> <li>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;</li> <li>e) enable ease of deconstruction - building materials, components and products can be disassembled and re-used at the end of their useful life; and</li> <li>f) maximise the re-use and/or recycling of all materials arising from demolition and remediation works.</li> </ul> <p>REASON: Required prior to commencement to ensure the scheme achieves the sustainability targets required by local policy.</p>
<b>15</b>	<p><b>BREEAM (DETAILS)</b></p> <p>CONDITION: Prior to superstructure works taking place, details are required to demonstrate how all credits for Water consumption (Wat 01) would be achieved under the relevant BREEAM scheme. A minimum of 3 credits must be achieved where rainwater and/or greywater recycling is demonstrated not to be feasible, in order to achieve water credits equivalent to an Excellent standard.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
<b>16</b>	<p><b>SUSTAINABLE DESIGN AND CONSTRUCTION (COMPLIANCE)</b></p> <p>CONDITION: The hereby approved development shall be carried out in accordance with the Sustainable Design &amp; Construction Statement details (Pg.60 of Design &amp; Access Statement Rev 02 (July 2023) and Appendices B-F).</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: To ensure a sustainable standard of design interest of addressing climate change and to secure sustainable development.</p>

**List of Informatives:**

<b>1</b>	<b>Construction works</b>
	INFORMATIVE: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email <a href="mailto:pollution@islington.gov.uk">pollution@islington.gov.uk</a> ) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
<b>2</b>	<b>Highways Requirements</b>
	INFORMATIVE: Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a> . All agreements relating to the above need to be in place prior to works commencing. Can be gained through <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a> . Section 50 license must be agreed prior to any works commencing. Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact <a href="mailto:highways.maintenance@islington.gov.uk">highways.maintenance@islington.gov.uk</a> .
<b>3</b>	<b>Highways (Additional)</b>
	The Public footpath should not be obstructed at site entrance.

## APPENDIX 2 - RELEVANT DEVELOPMENT PLAN POLICIES AND GUIDANCE

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

### 1. National and Regional Guidance

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

- NPPF (2021)

### 2. Development Plan

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

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

- Policy D4** Delivering good design
- Policy D5** Inclusive design
- Policy D13** Agent of change
- Policy D14** Noise
- Policy E1** Offices
- Policy HC1** Heritage conservation and growth
- Policy SI 1** Improving air quality

**Policy SI 2** Minimising greenhouse gas emissions  
**Policy SI 3** Energy infrastructure  
**Policy S1** Developing London's social infrastructure  
**Policy S5** Sports and recreation facilities  
**Policy T1** Strategic approach to transport  
**Policy T4** Assessing and mitigating transport impacts  
**Policy T5** Cycling

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

**Policy CS5** Angel and Upper Street  
**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 CS18** Delivery and infrastructure

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

**Policy DM2.1** Design  
**Policy DM2.2** Inclusive Design  
**Policy DM2.3** Heritage  
**Policy DM6.1** Healthy development  
**Policy DM6.4** Sport and recreation  
**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** Delivery and servicing for new developments  
**Policy DM4.12** New social infrastructure and cultural facilities

## **3. Designations**

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

- Central Activities Zone
- Core Strategy Key Area (Angel & Upper Street)
- Conservation Area (Chapel Market/Penton Street)
- Employment Growth Areas (Baron Street)
- Local Views LV4 (Local view from Archway Road)
- Local Views LV5 (Local view from Archway Bridge)
- Within 100m of a TRLN Road
- Article 4 Direction B1(c) to C3

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

The following SPGs and/or SPDs are relevant:

London Plan – Accessible London (2016) and Character and Context (2014).

## **5. Emerging Policies**

Draft Islington Local Plan (2019)

Emerging policies relevant to this application are set out below:

**Policy PLAN1** Site appraisal, design principles and process

**Policy DH1** Fostering innovation and conserving and enhancing the historic environment

**Policy DH2** Heritage assets

**Policy S1** Delivering Sustainable Design

**Policy S2** Sustainable Design and Construction

**Policy S4** Minimising greenhouse gas emissions

**Policy T3** Car Free Development Parking

**Policy T2** Sustainable Transport Choices

**Policy T5** Delivery, Servicing and Construction