

PLANNING COMMITTEE REPORT

 Development Management Services
 Planning and Development Division
 Community Wealth Buildings

PLANNING COMMITTEE		AGENDA ITEM NO:	B2
Date:	12 th October 2023	NON-EXEMPT	

Application number	P2023/2279/S73
Application type	Removal/Variation of Condition (Section 73)
Ward	Bunhill Ward
Listed building	Main School Building (Cowper Street) Grade II listed; County Court Building (Leonard Street) Grade II listed.
Conservation area	Bunhill Fields and Finsbury Square Conservation Area (CA22)
Development Plan Context	Central Activities Zone (CAZ) City Fringe Opportunity Area.
Licensing Implications	N/A
Site Address	Central Foundation School 15 Cowper Street London EC2A 4SH
Proposal	Application to vary Conditions 2 (Approved drawings), 4 (Details and Samples), 13 (Energy Strategy - School Site), 14 (Energy Strategy - Commercial Site), 16 (PV Panels), and 19 (Cycle Parking) of planning application ref: P2022/1001/S73, dated 23/12/2022 (Application to vary condition 2 (Approved drawings) of planning application ref: P2019/3572/S73 dated 28 July 2020 for: (Demolition of existing Block B and erection of a replacement four storey building to provide science teaching facilities; alteration and refurbishment of the Tabernacle Building; development of a partially sunken sports hall within the school courtyard; improvements and alterations to existing school buildings including listed buildings; demolition of the existing former sixth form block on Tabernacle Street and erection of an eight storey office (Use Class B1a) building; landscaping and associated works.). The applicant seeks to vary these conditions to allow for revisions to the commercial element of the development, comprising new design, materiality and layouts as well as an updated energy strategy and amendments to the end of journey facilities.

Case Officer	Joseph Hennessy
Applicant	65TS Limited
Agent	Iceni Projects Ltd

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. conditional on the prior completion of a Deed of Variation to the original section 106 (of the Town and Country Planning Act 1990) securing the obligations as set out in Appendix 1.

2. SITE PLAN

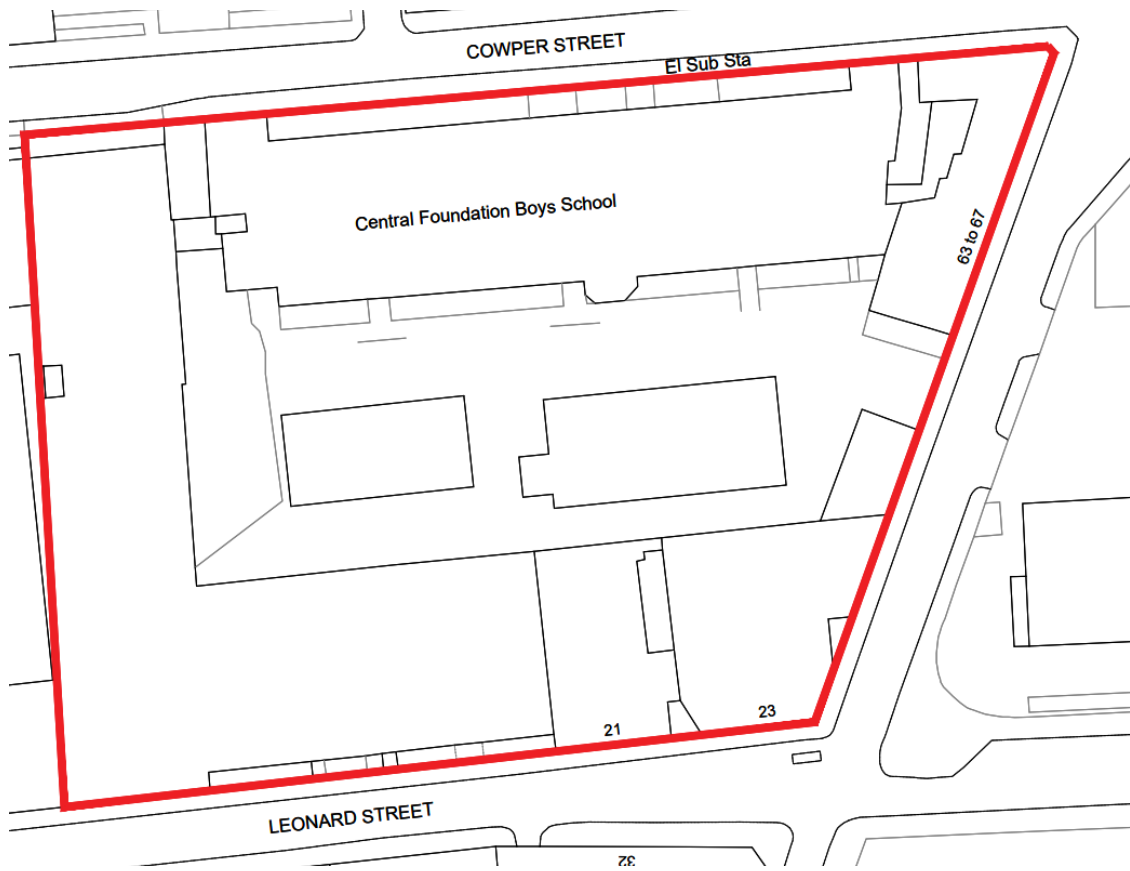


Image 1 - Site Plan

3. PHOTOS OF SITE/STREET



Image 2 - Aerial view from north



Image 3– View looking south along Tabernacle Street (former sixth form centre seen in centre to be demolished)



Image 4 - View looking north along Tabernacle Street



Image 5– View looking in to site from Tabernacle Street



Image 6– View to site on corner of Tabernacle Street and Cowper Street

4. SUMMARY

- 4.1 The application is for a material amendment (under section 73) to the previous planning permission P2017/1046/FUL, as amended by P2019/3572/S73 and P2022/1001/S73.
- 4.2 The application seeks a number of amendments to the consented commercial development located at the eastern end of the site, along Tabernacle Street. In addition to a revised design approach which amends the façade design and slightly increases the height and massing, the applicant proposes to enhance the amenity offer of the building by introducing a roof terrace and improved end-of-journey facilities. The applicant also proposes a new approach to landscaping, energy, and sustainability, which represent an improvement compared to the consented scheme.
- 4.3 The proposals are broadly consistent with the approved scheme in terms of land use and would result in the intensification of office use within the CAZ and the Bunhill and Clerkenwell AAP area. Furthermore, it is considered that the enhanced amenity provision and increase in office floorspace would result in a more attractive office development which would make a positive contribution to the available office space in the borough.
- 4.4 The consented scheme was considered to result in less than substantial harm to the conservation area and neighbouring listed buildings. The proposed design revisions would result in a slightly increased height and massing but would introduce a façade design which is considered to be more in line with the surrounding buildings and the conservation area design guidelines. It is therefore considered that the proposals would result in no additional harm to the conservation area and neighbouring listed buildings.
- 4.5 The application proposes a number of energy efficiency measures and a reduction in carbon emissions which, whilst not fully compliant with the latest policy requirements, represent a considerable improvement to the consented scheme.
- 4.6 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions and a deed of variation to the S106 agreement to secure suitable planning obligations and financial contributions in order to mitigate the impacts of the development.

5. SITE AND SURROUNDINGS

- 5.1 The approximately 0.67 ha site is bounded to the north by Cowper Street, to the south by Leonard Street, to the east by Tabernacle Street and to the west by the rear of the Bezier Buildings which front Old Street roundabout.
- 5.2 There are a wide variety of uses in the surrounding area including retail, restaurant, offices and residential. The surrounding area is mixed in character comprises a variety of architectural styles and building heights ranging from 3 and 4 storey historic buildings located on side streets to the large scale, modern commercial and residential buildings around Old Street roundabout.
- 5.3 The original main school building and the County Court Building fronting Leonard Street are both Grade II statutory listed and the site lies within the Bunhill Fields and Finsbury Square Conservation Area (CA22). The site is also located within an Archaeological Priority Area.
- 5.4 The site is also located in the Central Activities Zone (CAZ) and within the 'Inner Core' of the City Fringe Opportunity Area.
- 5.5 The site has a Public Transport Accessibility Level (PTAL) of 6a, indicating an excellent level of access to public transport, with Old Street Station within walking distance.

Commercial Development Site

- 5.6 The site of the approved office building currently contains the former sixth form block for the school and an area of hardstanding. It is located on the eastern side of the site. This element is no longer under the ownership of the school, having since been acquired by the Applicant.
- 5.7 The office development site is adjoined by the Tabernacle Building to the south-west of the site and the Grade II Listed School Block A to the west. To the rear of the site is the courtyard area which also provides the playground for the pupils of the school.

6. PROPOSAL (IN DETAIL)

- 6.1 This S73 scheme seeks to amend the approved scheme originally granted under ref. P2017/1046/FUL (dated 27 April 2018) and later varied by S73 under P2019/3572/S73 (dated 28 July 2020) and P2022/1001/S73 (dated 23/12/2022) to allow for revisions to the approved commercial office development, comprising new design, external materiality, internal layout and roof layout. Amendments to the cycle parking, end-of-journey facilities, and sustainability measures are also proposed.
- 6.2 Detailed information is also submitted with this application pursuant to demolition and construction environmental management plan, demolition and construction logistic plan, energy, and sustainability conditions on the original planning permission.

7. RELEVANT PLANNING HISTORY:

- 7.1 The applications relevant to the application site are as follows:
- 7.2 **P2017/1046/FUL** – Demolition of existing Block B and erection of a replacement four storey building to provide science teaching facilities; alteration and refurbishment of the Tabernacle Building; development of a partially sunken sports hall within the school courtyard; improvements and alterations to existing school buildings including listed buildings; demolition of the existing former sixth form block on Tabernacle Street and erection of an eight storey office (Use Class B1a) building; landscaping and associated works. [Listed Building Consent application ref: P2017/1049/LBC also submitted]. – *Approved 27/04/2018.*
- 7.3 **P2019/3572/S73** – Demolition of existing Block B and erection of a replacement four storey building to provide science teaching facilities; alteration and refurbishment of the Tabernacle Building; development of a partially sunken sports hall within the school courtyard; improvements and alterations to existing school buildings including listed buildings; demolition of the existing former sixth form block on Tabernacle Street and erection of an eight storey office (Use Class B1a) building; landscaping and associated works. – *Approved 28/07/2020.*
- 7.4 **P2022/1001/S73** – Application to vary condition 2 (Approved drawings) of planning application ref: P2019/3572/S73 dated 28 July 2020 for: (Demolition of existing Block B and erection of a replacement four storey building to provide science teaching facilities; alteration and refurbishment of the Tabernacle Building; development of a partially sunken sports hall within the school courtyard; improvements and alterations to existing school buildings including listed buildings; demolition of the existing former sixth form block on Tabernacle Street and erection of an eight storey office (Use Class B1a) building; landscaping and associated works.); In order to introduce a secondary external fire escape. – *Approved 23/12/2022.*

8. PRE-APPLICATION ADVICE

- 8.1 Pre-Application engagement between the Applicant and the Council was undertaken (reference: Q2023/0947/MJR) prior to the submission of the planning application. It was advised that the proposed changes could be supported in land use terms.
- 8.2 In terms of the design, the redesigned façade and layouts would be acceptable, subject to consideration of the surrounding conservation area and consideration of impact on neighbouring listed buildings. The addition of a roof terrace would be acceptable, subject to further details regarding the management of the space to ensure any impact on neighbouring amenity was limited.
- 8.3 The application has developed in response to the pre-application advice and comments from the Council's Design and Conservation Officer over the history of the scheme with further refinement to the building's elevations and massing.
- 8.4 In terms of energy and sustainability, it was confirmed that improvements to the scheme's approved sustainability measures would be welcomed and they should be as close to compliant with latest policy requirements as possible. Acknowledging that this scheme was originally approved before the adoption of the London Plan 2021 and Islington's Local Plan 2023, it was confirmed the scheme would not be required to meet policy requirements where it is suitably demonstrated it would not be possible.

9. CONSULTATION

Public Consultation

- 9.1 Letters were sent to occupants of 139 adjoining and nearby properties on 9th August 2023. A site notice and press advert were displayed on 17th August 2023. The public consultation of the application therefore expired on 10th September 2023; however, it is the Council's practice to continue to consider representations made up until the date of a decision.
- 9.2 At the time of the writing of this report no responses have been received from the public in response to the consultation on this planning application.
- 9.3 The issues raised can be summarised as follows (*with the paragraphs in brackets indicating where in the report the respective points have been addressed*):

Central Foundation Boys School

- 9.4 The applicant has provided a letter from the Headmaster of Central Foundation Boys School. This letter supports the S73 application. The letter notes that the rear windows are welcome as they would allow pupils to aspire to working in a similar building. The letter also welcomes the revised design.
- 9.5 A second letter was received from the school, signed by the school's project manager for the redevelopment, which confirms support for the submitted Demolition and Construction Environmental Management Plan and Demolition and Construction Logistics Plan. The letter confirms that the proposed demolition and construction activities associated with the commercial building can occur without causing any unreasonable disturbance to the school.

External Consultees

- 9.6 **Greater London Authority:** Confirmed that that the amendments do not give rise to any new strategic planning issues.

- 9.7 **Health and Safety Executive (HSE):** No comments.
- 9.8 **London Fire Brigade:** No concerns.
- 9.9 **London Borough of Hackney:** No objections.
- 9.10 **Secure by Design - Metropolitan Police:** No objections.
- 9.11 **Thames Water:** No further comments.

Internal Consultees

- 9.12 **Building Control:** Reviewed the submitted Fire Strategy Report and made a number of comments relating to matters which they confirmed would be subject to Building Regulations approval. No concerns were raised which relate to the report's compliance with London Plan Policy D12.
- 9.13 **Ecology Officer:** Reviewed the proposals and confirmed that they raised no objections. Requested that details of a sensitive lighting scheme and the addition of bird boxes be conditioned and that the recommendations of the submitted Ecological Appraisal are followed in full.
(Officer response: See conditions 11, 12, 28, and 31)
- 9.14 **Energy Officer:** Reviewed the proposals and confirmed that they are in line with what was presented and agreed to at pre-app stage. Confirmed that the applicant's justification for not connecting to a heat network at this stage was justified and that there are not currently opportunities for the development to connect to a shared heat network.
- 9.15 **EPPP Officer:** The submitted demolition and construction logistics plan and demolition construction environmental management plan were reviewed by the Council's EPPP Officer who raised no objections to the approval of the documents for the demolition phase only subject to additional details being submitted which confirm locations of all noise and vibration monitoring equipment. Recommended that further details of the piling phase and construction phase be secured via condition.
(Officer response: See conditions 6, 10, and 25)
- 9.16 **Highways and Traffic:** Details of the submitted demolition and construction logistics plan, demolition and construction environmental management plan, and transport strategy, including swept path drawings and construction routes, were presented to the Council's Highways Officer. The Officer confirmed they had no objections subject to a S278 agreement being secured via the deed of variation.
- 9.17 **Inclusive Design Officer:** Reviewed the proposals and initially raised concern with the proposed cycle parking and end-of-journey facilities layout. The applicant provided update basement and ground floor plans which incorporated the Inclusive Design Officer's comments and reinstated the mobility scooter charging space. The Officer reviewed these updates and confirmed that they had no objections subject to a condition securing details of how the development has incorporated the requirements of Islington's Inclusive Design SPD.
(Officer response: See condition 30)
- 9.18 **Planning Policy:** Reviewed the proposals and confirmed that the revised layout provides good quality and flexible business floorspace in line with Local Plan policy B2. Welcomed the updated

approach to cycle parking. Confirmed that this application would not be required to contribute affordable workspace.

9.19 **Refuse and Recycling:** No response.

9.20 **Sustainability:** Reviewed the proposals and confirmed that they are in line with what was presented and agreed to at the pre-app stage. Initially raised queries regarding the sustainable design accreditation and thermal performance. The applicant provided further details on these matters, including a detailed response on how the scheme has been designed in accordance with the colling hierarchy contained within policy S6 of the Local Plan. The Officer confirmed that this response was acceptable and raised no further objections.

9.21 **Trees Preservation Officer:** Reviewed the submitted Arboricultural Impact Assessment and raised concerns that the document did not suitably outline how the street tree would be protected. The applicant provided an updated report which confirmed that the tree stem would be boxed in and that the tree would be fenced off. The Officer advised that this was an acceptable approach to protecting the tree and raised no further objections.

9.22 **Urban Design & Conservation Officer:** Reviewed the proposals and advised that although the revised design approach would result in a slightly increased height and massing, the proposed design represents an improvement compared with the consented design in terms of appearance and its relationship with the public realm. Confirmed that, overall, the proposed amendments would not cause any additional harm to visual amenity and the setting of heritage assets, and therefore would not result in any additional harm to the special architectural or historic interest of the listed building or to the character and appearance of the conservation area.

10. RELEVANT POLICIES

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

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)
- As the development is within or adjacent to a conservation area(s), the Council has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area (s72(1)).

10.2 National Planning Policy Framework 2023 (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development.

10.3 The National Planning Policy Framework 2023 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

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

- 10.5 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.
- 10.6 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.
- 10.7 Members of the Planning Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 10.8 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.9 In line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the Conservation Area, its setting and any of its features of special architectural or historic interest.
- 10.10 In line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the adjoining listed buildings, their setting and any of their features of special architectural or historic interest.

Development Plan

- 10.11 The Development Plan is comprised of the London Plan 2021, Islington's Local Plan: strategic and development management policies 2023, Bunhill and Clerkenwell Area Action Plan 2023, and Site Allocations 2023. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

10.12 The site has the following designations under the London Plan 2021, Islington's Local Plan: strategic and development management policies 2023, Bunhill and Clerkenwell Area Action Plan 2023, and Site Allocations 2023.:

- Local Cycle Routes
- Major Cycle Routes
- Site within 100m of an SRN Road
- Central Activities Zone
- City Fringe Opportunity Area
- Site within Conservation Area (Bunhill Fields and Finsbury Square)
- Moorfields Archaeology Priority Area
- Article 4 Direction – Class MA
- Grade II Listed Building
- Bunhill and Clerkenwell Area Action Plan Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

11. ASSESSMENT

11.1 The main issues arising from this proposal relate to:

- Land Use
- Design, Conservation & Heritage Considerations
- Biodiversity, Landscaping and Trees
- Accessibility & Inclusive Design
- Basement Excavation and Archaeology
- Neighbouring Amenity
- Transport and Highways
- Energy and Sustainability
- Waste Management
- Fire Safety
- Flood Risk and Sustainable Drainage
- Planning Obligations.

11.2 In response to the provisions of Section 73 Town and Country Planning Act 1990, the application is to be assessed to consider the question of the conditions subject to which planning permission should be granted. S.73 States:

- (1) This section applies, subject to subsection (4), to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.
- (2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—
 - (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

- 11.3 Specifically, s.73 does not apply if the previous planning permission was granted subject to a condition as to the time within which the development to which it related was to be begun and that time has expired without the development having been begun. Further to this, s.73 does not permit a change to a condition subject to which a previous planning permission was granted by extending the time within which the development must be started or an application of reserved matters to be received.
- 11.4 The National Planning Practice Guidance directs the Local Planning Authority to consider the application against the development plan and material considerations, under section 38(6) of the Planning and Compulsory Purchase Act 2004 (determination shall be made in accordance with the plan unless material consideration indicates otherwise), and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

Land-Use

- 11.5 The site is located in the Central Activities Zone ('CAZ') as set out within the London Plan policy SD4 'The Central Activities Zone'. The CAZ is an internationally and nationally significant office location. The unique international, national and London-wide roles of the CAZ, based on an agglomeration and rich mix of strategic functions and local uses, should be promoted and enhanced.
- 11.6 Further, London Plan policy SD5 'Offices, other strategic functions and residential development in the CAZ' indicates that given their strategic importance, as a general principle, offices and other strategic functions are to be given greater weight relative to new residential development within this area of the CAZ.
- 11.7 The supporting text for Islington's Local Plan policy SP1 'Bunhill and Clerkenwell' highlights that the area is the most significant location for commercial growth in Islington, particularly office floorspace, and is the area in the borough expected to see the most significant levels of growth, particularly business floorspace. Cultural, entertainment and leisure uses, which have historically contributed significantly to the area, will be supported and encouraged.
- 11.8 Local Plan policy B1 'delivering business floorspace' seeks to encourage and secure employment space for businesses within the Borough. Part B of policy B1 encourages employment floorspace, in particular business floorspace, to locate in the CAZ, the Bunhill and Clerkenwell AAP area, Priority Employment Locations, and Locally Significant Industrial Sites. Policy B1 also seeks to ensure an appropriate amount of affordable workspace and/or workspace suitable for occupation by micro and small enterprises within development proposals.
- 11.9 Local Plan policy B2 'new business floorspace' encourages the intensification, renewal and modernisation of existing business floorspace, including in particular, the reuse of otherwise surplus large office spaces for smaller units. The policy states that all proposals must maximise the provision of business floorspace and that proposals which are not considered to maximise business floorspace will not be permitted. Policy B2 states that office uses are the clear priority within the CAZ.
- 11.10 Part G of policy B2 requires development proposals for non-industrial business floorspace to have regard to the following:

- i) Business floorspace must allow for future flexibility for a range of occupiers;
- ii) Provision of a good level of amenity for occupiers;
- iii) The development of new business floorspace must incorporate the highest inclusive design standards achievable;
- iv) Applicants must clearly demonstrate how the design of proposals individually and cumulatively contribute to providing the range of spaces required to support the primary function/sector of the particular area in which it is located.

- 11.11 The proposal is considered to be in accordance with Local Plan policy B2(G) with regards to allowing for flexibility for a range of occupiers, amenity for occupiers (including end of journey facilities and roof terrace), incorporates a good level of inclusive design standards and demonstrates provision of spaces relevant to the primary function/sector of the particular area (in this instance being within the CAZ).
- 11.12 The Bunhill and Clerkenwell Area Action Plan sets out area-wide policies focused on prioritising and supporting the office function of the area, as well as consolidating and enhancing the area's cultural, retail and leisure role.
- 11.13 Bunhill and Clerkenwell AAP policy BC1 'Prioritising office use' is an area wide policy. It highlights that, given the significant evidenced need to provide office floorspace to cater for projected jobs increases and secure inclusive economic growth, office floorspace is the clear priority land use across the entire Bunhill and Clerkenwell AAP area. Office floorspace must be maximised where possible.
- 11.14 Bunhill and Clerkenwell AAP policy BC3 'City Fringe Opportunity Area' highlights that development proposals must maximise business floorspace provision, specifically office floorspace, as far as possible.
- 11.15 The proposed alterations to the consented scheme would present a minor uplift (241sqm) in commercial floorspace to 3,985sqm through optimisation of layouts, whilst offering an enhancement to the quality of floorspace, facilities and overall design. The proposals are therefore considered to be consistent with policies BC1 and BC3.
- 11.16 Local Plan Policy B4 states that major development proposals involving 1,000sqm or more gross net additional B1(a) office floorspace must incorporate at least 10% affordable workspace to be leased to the Council at a peppercorn rent rate for a period of at least 20 years. Because the office development was approved as an enabling development, it was accepted that no affordable workspace would be provided as part of this scheme at the time of the original application. Given the minor uplift in office floorspace proposed under this application, it is not considered that 10% of this space would result in any useable affordable workspace. It is therefore not considered that affordable workspace would be required on the uplift in this instance.
- 11.17 The proposals are broadly consistent with the approved scheme in terms of land use and would result in the intensification of office use within the CAZ and the Bunhill and Clerkenwell AAP area thereby enhancing the area's role in supporting London's strategic business role. It is therefore considered that the proposals would be in accordance with the London Plan and the local development plan.

Design, Conservation and Heritage Considerations

Policy Context

- 11.18 Quality of design lies at the heart of the planning system and is stressed at Chapter 12 of the NPPF (Achieving well-designed places). It states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF requires that developments are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Further it states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 11.19 The London Plan, throughout Chapter 3 (Design) sets out its support for high quality architecture and public realm, which responds to local context by delivering buildings that are positioned and of a scale, appearance, and form that response to the identity and character of the locality.
- 11.20 London Plan Policy D3 sets out the design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure, and amenities by public transport, walking and cycling. Where these locations have existing areas of high-density buildings, expansion of the areas should be positively considered by Boroughs where appropriate.
- 11.21 London Plan Policy D3 also sets out criteria relating to appropriate form, layout, experience, quality, and character which will be addressed in this section.
- 11.22 At the local level, Local Plan Policy PLAN1 states that all forms of development are required to be of a high quality and make a positive contribution to local character, legibility, and distinctiveness, based upon an up-to-date understanding and evaluation of the defining characteristics of an area. This policy outlines the high-quality design expectations which proposals need to meet.
- 11.23 Local Plan Policy DH1 supports innovative approaches to development as a means to increasing development capacity to meet identified needs, while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough. In this context, an innovative approach is one that contributes to the delivery of the Local Plan objectives, including making the borough an inclusive and resilient place by ensuring the design of buildings meets contemporary standards, the needs of all users and mitigates against the impacts of climate change.
- 11.24 Local Plan Policy DH2 notes that proposals that harm the significance of listed buildings or conservation areas must provide clear and convincing justification for the harm. Substantial harm to, or loss of, a listed building will be strongly resisted.
- 11.25 Islington's Urban Design Guide (2017) provides guidelines and principles for good urban design, e.g., how buildings look and fit into their setting, the layout and organisation of public spaces and the appearance of street frontages. Of particular significance is paragraph 5.67 which states that 'new development should create a scale and form of development that relates to the existing built form and provides a consistent and coherent setting for the space or street that it defines or encloses'. Historic England's Historic Environment Good Practice Advice in Planning Note 3 (The

Setting of Heritage Assets), the council's Urban Design Guide SPD and the Mayor of London's Character and Context SPG are also relevant to the consideration of this application

Site Context

- 11.26 The site is part of the grounds of the Central Foundation School, which contains two buildings/groups of buildings under two different list entries. The Central Foundation Boys School building to the north of the site was built c. 1866-67 and extended in 1894 and is listed as a good example of a mid-nineteenth century charitable school building of considerable scale and gravitas, which combines a distinguished façade with interiors of interest. The Shoreditch County Court building, formerly Finsbury Technical College built in c.1881 and designed by Edward Clifton, is on the south side of the site. It is listed for its significance as the first technical college in England. Adjoining the Shoreditch County Court building are the Sunday School and Tabernacle buildings which are not statutorily listed but make an important contribution to the significance of the site and the conservation area, and to the setting of the listed buildings.
- 11.27 The site is in the Bunhill Fields and Finsbury Square Conservation Area, which contains a number of very significant historic sites and open spaces (Bunhill Fields, Wesley's Chapel, Finsbury Square, the grounds of the Honourable Artillery Company) surrounded by 19th and 20th century urban development. City Road and Tabernacle Street have good examples of late-Victorian and Edwardian commercial buildings contributing to a cohesive character and scale (although interspersed with some later development).
- 11.28 The area of the site that this application relates to does not contain any listed buildings, but there is an existing 19th century school building which makes a positive contribution to the CA and to the setting of the listed school. 22-24 Cowper Street (immediately opposite the site) is locally listed.

Approved Scheme and Commercial Development

- 11.29 The existing planning permission covering the wider school site includes extensions and alterations to school buildings, demolition of the existing school building on Tabernacle Street, and erection of a new commercial building. Both the consented demolition and the consented new commercial building were considered to cause less than substantial harm to heritage significance. In the case of the commercial building, the height and massing was considered to be excessive, resulting in harmful impacts. The proposal was approved on the basis that the harm would be clearly and convincingly justified and outweighed by the public benefits of the wider scheme.



Image 7 – Former Sixth Form Building, the demolition of which was consented via P2017/1046/FUL



Image 8 – Approved Commercial Development – Tabernacle Street elevation

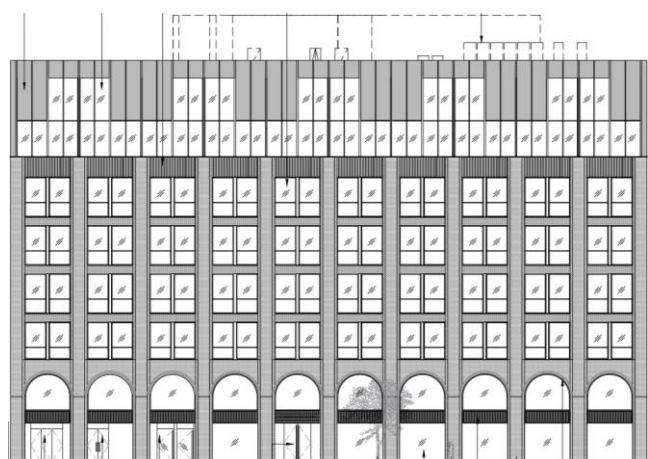


Image 9 – Approved Commercial Development – Rear elevation (as amended via P2022/1001/S73)

Assessment

Height and Massing

11.30 The approved commercial development is eight storeys and 33.58 meters high (as measured from ground to the top of the flue casings). No additional storeys of accommodation are proposed and floor and ceiling heights would remain the same as previously consented. However, there would be a slight increase to the commercial building's height and bulk associated with the provision of the roof terrace.



Images 10 and 11 – Approved (left) and Proposed (right) Tabernacle Street elevation

11.31 The introduction of a roof terrace requires the installation of new balustrading. To ensure that this is not visible from street level, the applicant proposes to raise the main parapet height by 400mm. The drawings and CGIs submitted as part of this application confirm that this minor increase in height would not result in a noticeably taller or more imposing building in street views compared

with the consented proposal, and it would conceal balustrading and some plant equipment avoiding visible clutter at roof level and achieving a more consistent and clean parapet line, in keeping with the established characteristics of the area.

- 11.32 On the rear elevation, the increase in height and bulk would be more visible because the main stair core and the external fire escape stair would both continue up an additional storey to roof level to provide access to the proposed roof terrace.
- 11.33 This elevation would primarily be viewed from within the Central Foundation Boys School and it is considered that the increased massing would be noticeable when viewed from the school's courtyard and would result in a slightly more cluttered roofline compared with the consented design. However, Officers consider that the impact of this increased bulk has been minimised as far as possible by setting the main stair core back from the rear façade. Furthermore, the roof access would not be visible from any of the public street views, and the proposed roof top plant enclosure would be similarly visible to the consented roof top plant enclosure.



Images 12 and 13– Approved (left) and Proposed (right) rear elevation (as amended via P2022/1001/S73)

- 11.34 The consented commercial development was considered to cause less than substantial harm to the significance of heritage assets because of its height and massing. It is therefore important to consider the potential for additional harm as a result of the proposed slight increase in height and massing.
- 11.35 Given that the additional impact caused by the proposals would be limited to some of the internal courtyard views and would not affect the street scene or wider townscape, it is considered that they are acceptable in the planning balance. The Council's Design and Conservation Officer has reviewed the proposals and confirmed that the amended height and massing would not be worse than the consented in terms of its overall impact on heritage assets when considered alongside the amendments to the façade design.
- 11.36 Whilst no objections are raised in relation to the proposed rooftop structures, Condition 37 is recommended to secure details of all plant equipment, screening, terrace furniture, balustrading and lighting to ensure that the amendments at roof level do not have an undue impact on the public realm or neighbouring listed buildings.

Appearance

- 11.37 The approved commercial development was considered to have datum lines which responded to neighbouring buildings and a detailed architectural design of a good standard. The applicant proposes to revise the approved facade treatment, detailing and materiality. The proposed design amendments are considered to be of good quality and represent a creative and successful response to the context. The design has been refined with input from Officers through the pre-

application process and it was reviewed by Islington's Design Review Panel who were generally supportive, with refinements being made since the review successfully addressing concerns raised by the panel.

- 11.38 The proposed design is considered to be an improvement compared with the consented design. The façade proportions are more in keeping with the established street context and the ground floor frontage and entrances have been given a more robust and distinctive treatment. The proposed treatment for the upper storeys responds to the architectural character of the street and immediate surrounds and introduces greater depth and richness. It is therefore considered to be more in line with the Bunhill Fields and Finsbury Square Conservation Area Design Guidelines and would appear more comfortable and appropriate in the context.
- 11.39 The treatment at the rear of the building has also been considered and refined during pre-application. This will be less widely visible than the street-facing facades but will be visible from the courtyard of the Central Foundation school and will form part of the setting of the historic buildings. The design response is considered to be generally successful considering the constraints: fire safety regulations require a separate external staircase to be provided at the rear (already consented via permission ref: P2022/1001/S73) and also limit the amount of glazing that can be provided on the rear elevation.
- 11.40 The submitted Design and Access Statement provides design references for the external staircase which show a perforated metal enclosure; however no details of the proposed materials are confirmed. It is therefore recommended that Condition 36 be restated.



Image 14– Proposed Commercial Development– Tabernacle Street elevation



Image 15– Proposed Commercial Development– Rear elevation

11.41 A good level of detail has been provided on façade and roof treatment including indicative material samples and indicative large-scale details showing window reveal and entrance detailing, brick bonds, etc. demonstrate a well-considered level of design. It is recommended that Condition 4 be amended to secure full details of the materials, doors and windows, brickwork and cladding proposed through this revised design.

Layout, quality of accommodation and amenity

11.42 The Mayor of London’s City Fringe Opportunity Area Planning Framework (2015) highlights that commercial developments which fail to respond adequately to demand are not marketable. This can lead to space being unoccupied and being vulnerable to conversion to other non-work related uses later. Whilst this document does not form part of the development plan, it should be seen as a material planning consideration.

11.43 The revised proposal would result in optimised floorplates with more flexible layouts, increasing the amount of useable floorspace without increasing the building footprint. The proposals also improve on the quality of accommodation in the consented scheme through providing better cycle storage and end-of-trip facilities and a roof terrace to provide shared amenity for future office users. This is in line with objectives set out in Local Plan policy B2 (H). The proposal also improves upon the consented design in terms of sustainable design and construction, landscaping, biodiversity, and urban greening factor.

11.44 The proposed roof terrace requires that the approved secondary staircase and lift overrun be increased by an additional storey in height thereby increasing the building's massing. Whilst this is regrettable, it is considered acceptable because it would provide an important amenity for future occupiers resulting in improved quality of accommodation.

Tall Buildings Policy

11.45 Due to the plant equipment being higher than 30m, the consented commercial development was deemed contrary to local and London Plan policy relating to tall buildings at the time. The committee report for application ref: P2017/1046/FUL notes that the commercial development was referred to the GLA for this reason and that no objections were raised.

11.46 The GLA were re-consulted as part of this application and it was confirmed that they raised no further comments.

11.47 The proposed amendments to the height and massing would result in the main parapet slightly exceeding 30m and a small increase in the height of the plant equipment. Whilst this increase in height is regrettable and is contrary to Local Policy DH3, it is considered that the increase in height is necessary to provide the sustainability and amenity improvements associated with this application. Furthermore, as noted in previous sections, it is not considered that the increase in height would be noticeable from street level and would be no more harmful on the character and appearance of the conservation area and the setting of the listed school buildings than the approved development.

Assessment of Significance to the adjacent Listed Buildings and Bunhill Fields and Finsbury Square Conservation Area

11.48 The application site sits within the Bunhill Fields and Finsbury Square Conservation Area. Paragraphs 22.14-22.15 of the Conservation Area Design Guidelines note that around Tabernacle Street, the established character of the area is commercial with a mixture of workshops, small offices and live/work units. For new development within the conservation area, buildings should maintain a clear 4/5 storey parapet line and be built in brick, with punched window openings, and with a vertical emphasis.

11.49 Historic England's guidance on the Setting of Heritage Assets notes that setting may include:

Consideration of setting in urban areas, given the potential numbers and proximity of heritage assets, often overlaps with considerations both of townscape/urban design and of the character and appearance of conservation areas..... the numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations. These include the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relates to townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

11.50 In line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the Conservation Area, its setting and any of its features of special architectural or historic interest.

11.51 In line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the adjoining listed buildings, their setting and any of their features of special architectural or historic interest.

11.52 The committee report for the original planning application, ref: P2017/1046/FUL, states that:

“The former sixth form block is considered to make a positive contribution to the character and appearance of the conservation area and to the setting of the Grade II listed Block A. Its demolition is considered to result in less than substantial harm to the significance of the Conservation Area and the setting of the Grade II listed Block A.”

11.53 The report continues to state that, in regard to the commercial building:

“It is considered that overall, by reason of its height, scale and massing, the proposed building would result in harm to the character and appearance of the Conservation Area and may be considered to result in a minor degree of harm to the setting of the Grade II listed County Court and the main School building (Block A). The degree of harm is considered to be less than substantial and, in accordance with paragraph 134 of the NPPF this harm should be weighed against the public benefits of the proposal”

11.54 Overall, the original committee report concludes that the less than substantial harm caused by the commercial development design was acceptable in light of the significant public benefit it would enable.

11.55 As noted in the above sections, the proposed amendments to the commercial development would result in a slightly increased massing, but other aspects of the proposed design would be a considerable improvement compared with the consented design. As such, it is considered that the proposed amendments would not cause any additional harm to the visual amenity or the setting of heritage assets, and therefore would not result in any additional harm to the special architectural and historic interest of the listed building or to the character and appearance of the conservation area.

Conclusion

11.56 The application proposes a slightly increased height and massing, but other aspects of the proposed design would be a considerable improvement compared with the consented design. The revised design is considered to respond more successfully to the architecture of the neighbouring listed buildings and conservation area than the consented scheme. Through revisions at ground floor, the proposed scheme is also considered to make a more positive contribution to the townscape and public realm. Although the scheme is still considered to cause some level of harm to the neighbouring heritage assets, it is not considered that this harm would be any worse than that caused by the consented scheme.

11.57 Therefore, in terms of design and appearance, heritage and conservation, the proposal is considered to be in accordance with London Plan Policies D1, D2, D3, D4 and HC1, Islington Local Plan policies PLAN1, DH1, and DH2 as well as Islington’s Urban Design Guide (2017) and Historic England advice GPA3 (The Setting of Heritage Assets).

Biodiversity, Landscaping, and Trees

11.58 London Plan policy G1 states that development proposals should incorporate appropriate elements of green infrastructures that are integrated into London’s wider green infrastructure network. Policy G5 further states that Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

11.59 Islington’s Local Plan policy G1 states that development proposals must preserve and enhance existing green infrastructure and explore opportunities to provide new green infrastructure. Local Plan policy G4 states that development should protect, contribute to and enhance the landscape, biodiversity and growing conditions of the development site and surrounding areas.

Developments are required to maximise provision of soft landscaping, including trees, shrubs and other vegetation. Furthermore, developments are required to minimise any impacts on trees, shrubs and other significant vegetation. At the same time any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits.

- 11.60 The proposal seeks to increase the level of landscaping at roof level. The approved office development included a green roof at roof level, however details of this had not been submitted.
- 11.61 The applicant proposes to re-provide some of this green roof, whilst also introducing a high-quality landscaping and planting strategy which uses native species and plants identified as pollinators by the Royal Horticultural Society. The proposed perimeter planting would successfully hide the proposed roof terrace and additional plant equipment from public view and help minimise impacts on design and neighbouring amenity. Final details of landscaping would be secured via recommended Condition 38.

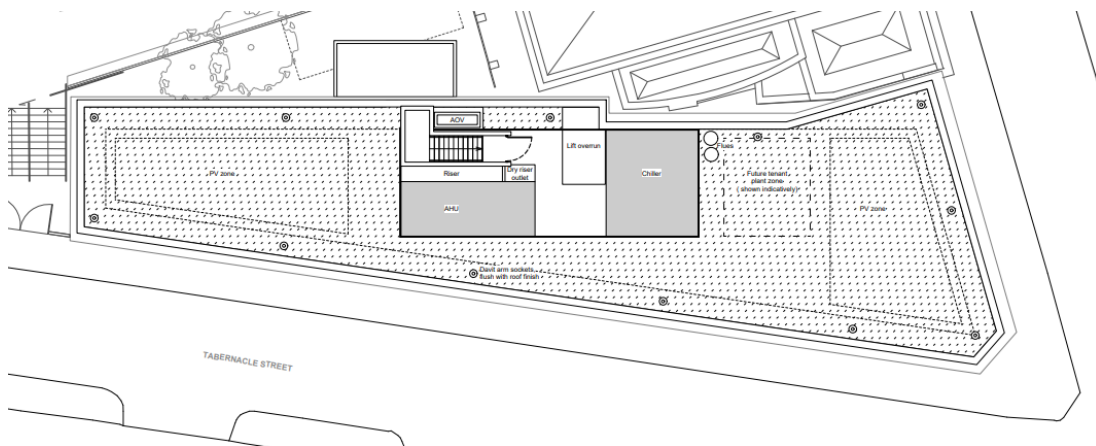


Image 16: 65 Tabernacle Street – Consented roof plan (Ref: P2023/1001/S73)



Image 17: 65 Tabernacle Street – Proposed roof plan demonstrating the landscaping strategy

Ecology

- 11.62 Chapter 15 of the NPPF states opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
- 11.63 London Plan Policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 11.64 Local Plan policy G4 states that all developments must protect, enhance and contribute to the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting and enhancing connectivity between habitats. The policy outlines the requirement to protect and enhance biodiversity across the borough and address deficiencies in access to nature. Developments are required to maximise the provision of soft landscaping, including trees, shrubs and other vegetation, and maximise biodiversity benefits, including through the incorporation of wildlife habitats that complement surrounding habitats and support the council's Biodiversity Action Plan.
- 11.65 To support the proposals, the applicant has provided a Preliminary Ecological Appraisal, prepared by LUC dated July 2023, and a Biodiversity Net Gain Assessment, prepared by LUC dated July 2023. The submitted Preliminary Ecological Appraisal notes that the site presently is of a low ecological value and there is little/no mitigation required as a result of the proposed development.
- 11.66 The site is located within an urbanised landscape and the submitted Ecological Appraisal that the site is comprised entirely of hardstanding and buildings of negligible ecological value. The submitted Biodiversity Net Gain Assessment notes that there are zero baseline habitat units on the site. Through the landscaping and ecology proposals, the proposed development stands to result in a net gain of 0.159 area-based biodiversity units.
- 11.67 The Biodiversity Net Gain Assessment states that biodiversity net-gain will be achieved primarily through the use of green roofs which will provide habitat of value for invertebrates, birds and bats. Ground level planting would also help to promote biodiversity on the site.
- 11.68 The submitted reports were reviewed by Islington's Ecology Officer who agreed with their recommendations for biodiversity enhancements but requested bird boxes (including swift bricks) be included within the proposals. The Officer also requested a lighting scheme that is sensitive to ecology is also put in place and highlighted that the submitted Ecological Appraisal recommends that a pre-demolition bird nesting survey and a bat emergence survey be carried out before works take place.
- 11.69 Recommended landscaping condition 38 would secure the uplift of 0.159 area-based biodiversity units whilst existing conditions 28 and 29 would be restated to ensure birds and bats are protected throughout development works. Furthermore, details of bird boxes/swift bricks would be secured by the restated Condition 31 and details of the lighting scheme would be secured by the restated Condition 12.
- 11.70 Islington's Sustainability team stated that the green roofs should be wildflower based with no more than a maximum of 25% sedum.
- 11.71 It is recommended that Condition 8 be amended to secure details of the revised green roof alongside a maintenance plan. This is to ensure that the green roof will be of good quality, will make a meaningful contribution to on-site biodiversity and greening and will be maintained in the future.

Trees

- 11.72 Local Plan Policy G4 states any loss of or damage to trees or other significant planting, or adverse effects on their growing conditions or survival, will only be permitted where it is demonstrably unavoidable in order to meet other relevant Local Plan policy requirements (as agreed with the Council). In such circumstances, suitable high-quality re-provision of equal value must be provided on-site. Where on-site re-provision is demonstrably not possible (as agreed with the Council), a financial contribution of the full cost of appropriate re-provision will be required.
- 11.73 Whilst there are no trees on the development site, there is a street tree located directly outside the site on Tabernacle Street. No details were submitted at the time of the original application with regards to the protection of this tree and therefore Officers requested details of a tree protection plan as part of this application.
- 11.74 The Arboricultural Impact Assessment, including full Arboricultural Method Statement, submitted by the applicant confirms the actions that would be undertaken during demolition and construction works to ensure the tree is protected. The submitted report was reviewed by the Council's Tree Officer who confirmed that the proposed protection methods were suitable. In order to ensure the retention and protection of the street tree, a condition (39) will be added to secure compliance with the submitted Arboricultural Method Statement.

Urban Greening Factor

- 11.75 London Plan Policy G5 sets out the expectation for major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments.
- 11.76 The UGF should be based on the factors set out in Table 8.2 of the London Plan but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).
- 11.77 Local Plan Policy G1 requires that Islington major developments are required to conduct an Urban Greening Factor (UGF) assessment in accordance with the methodology in the London Plan. Schemes must achieve an UGF score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.
- 11.78 Through the measures set out in the Biodiversity and Trees sections above the proposal would achieve a UGF score of 0.28 on the land occupied by the commercial development. This score falls slightly short of the policy target of 0.3. Whilst this is regrettable, there was no policy requirement to achieve a set Urban Green Factor at the time the original permission was granted. The proposals represent an improvement on the originally approved landscaping and would result in a greener development which would have biodiversity, sustainability, and amenity benefits. The Council's Sustainability Officer has reviewed the UGF proposals and confirmed that the shortfall of 0.02 is acceptable in this instance. To ensure the urban greening factor is maximised, a minimum UGF of 0.28 within the office development part of the site shall be secured via condition (38).

Conclusion

- 11.79 Overall, it is considered that the landscaping proposals would create a greener, more biodiverse space with a higher level of amenity for office occupiers. While the landscape strategy is

supported in principle, further details would be required by condition in the event of permission being granted to ensure that the final design of the landscaping is of the highest quality and properly implemented.

Accessibility and Inclusive Design

- 11.80 Policy D5 of the London Plan 2021 requires all new development to achieve the highest standards of accessible and inclusive design and meet the changing needs of Londoners over their lifetimes. These aims are reflected in Policy PLAN1 of the Local Plan, which requires all development to demonstrate, inter alia, that they produce places and spaces that are convenient and enjoyable to use for everyone and bring together the design and management of development from the outset and over its lifetime.
- 11.81 Local Plan policy B2 outlines how new business floorspace must incorporate the highest inclusive design standards achievable in context, and meet the travel and transport needs of those for whom public transport remains inaccessible.
- 11.82 The proposal includes level access at ground floor level. There are two lifts allowing for level access to all floors of the proposed building, including the basement levels.
- 11.83 Policy D5 of the London Plan requires a minimum of at least one lift per core to be a suitably sized fire safety lift so that all people can evacuate in the event of a fire. The proposal includes two staircases and two fully DDA compliant lifts to the main core of the building.
- 11.84 The proposal includes step-free access into all entrances and to all levels; level access to the roof terrace; at least one fire evacuation lift; inclusive cycle parking for non-standard cycles and a suitably sized lift; and accessible WCs on each floor.
- 11.85 Whilst the proposed inclusive design measures are welcomed, no confirmation of details relating to ramps, staircases, handrails, glazing manifestations, or signage legibility have been provided. It is recommended that Condition 30 be amended to ensure that details of how the scheme has been designed in accordance with Islington's Inclusive Design SPD are submitted for review prior to relevant works.
- 11.86 Local Plan Policy T3 requires that an accessible car parking bay for every 33 additional employees. The development is to be car-free with no on-site parking proposed. Where provision is not made as part of the development, a contribution toward the cost of provision will be secured to enable the Council to install the accessible parking spaces. There is an existing obligation within the S106 agreement for the applicant to contribute £14,000 towards the provision of accessible transport measures within the vicinity of the site and the applicant would be expected to make this payment prior to the implementation of the commercial development.

Basement Development and Archaeology

- 11.87 The applicant proposes to amend the size and shape of the approved basement level. The council's basement development SPD requires a structural method statement to be submitted for all basement developments. These reports must be signed and endorsed by a chartered civil engineer or chartered structural engineer with relevant experience, appointed by the applicant.
- 11.88 The applicant has submitted a Ground Movement And Building Damage Assessment, prepared by Geotechnical Consulting Group dated July 2023, which confirms that the proposed development of an eight-storey building, with partial basement, is unlikely to cause significant movement at the locations of the surrounding structures.

11.89 The site is located within an Archaeological Priority Area and a Written Scheme of Investigation was submitted pursuant to the discharge of Condition 21 of the original planning permission. Because the school works were carried out prior to works of the commercial development, the submitted WSI did not cover the office development site. However, the approved WSI confirmed that only identified post-medieval made ground was found during excavation works and therefore GLAAS confirmed in an email dated 25/07/2023 that it is not considered necessary either to provide an additional Archaeological Assessment as part of this application or discharge further information under Condition 21.

Neighbouring Amenity

11.90 Chapter 12 of the NPPF details that new development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. With specific regard to daylight and sunlight, the NPPF states that 'when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)'.

11.91 London Plan Policy D1 states that development design should deliver appropriate outlook, privacy and amenity. London Plan Policy D6 states that the design of development should provide sufficient daylight and sunlight for new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outdoor space. London Plan Policy D13 seeks to reduce, manage and mitigate noise to improve health and quality of life.

11.92 Part B (i) of Local Plan policy PLAN1 requires that developments provide a good level of amenity must, including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution (such as air, light and noise), fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.

Daylight and Sunlight: Assessment

11.93 The daylight and sunlight impacts to the consented scheme were considered acceptable under the original assessment. To assess the impact of the proposed alterations at roof level, the applicant submitted a daylight and sunlight assessment prepared by Delva Patman Redler Surveyors, dated July 2023. The submitted report assesses the potential effects of the proposed amendments on the daylight and sunlight to the surrounding residential properties.

11.94 The results of the assessment show that the proposed changes to the building's massing would not result in the neighbouring properties experiencing a greater reduction in daylight or sunlight due to the amended scheme, over and above the consented scheme in accordance with the planning permission P2017/1046/FUL.

Overlooking

11.95 The supporting text for Local Plan policy PLAN1 states that a minimum distance of 18 meters between windows of habitable rooms should be maintained to protect the privacy of residential properties. This does not apply across the public highway, overlooking across a public highway does not constitute an unacceptable loss of privacy'. Any increased overlooking will occur across a public highway and the proposed development is therefore considered acceptable in terms of overlooking and privacy. Whilst the proposed roof terrace introduce further opportunities for overlooking, the terrace would be behind a raised parapet and would not be in close proximity to any residential properties. It is therefore considered that the roof terrace would not result in undue amenity impacts in this respect.

Outlook

- 11.96 The impact of a development on outlook can be considered a material planning consideration if there is an undue sense of enclosure for neighbouring residential properties. There are no established guidelines for what is acceptable or unacceptable in this regard, with any assessment subjective as opposed to empirical with key factors in this assessment being the local context and arrangement of buildings and uses.
- 11.97 In view of the degree of separation to the nearest residential properties, and given the surrounding built up urban context, it was considered that the approved scheme would not result in any harmful impacts in terms of outlook or sense of enclosure at the time of the original application. Whilst some small amendments to the building's massing are proposed, it is not considered that the proposals would result in any change to the neighbouring residences' outlook/sense of enclosure when compared to the originally approved scheme.

Noise and Disturbance

- 11.98 Local Plan policy DH5 states that all development proposals which have the potential to cause or exacerbate unacceptable noise and vibration impacts on land uses and occupiers in the locality must fully assess such impacts. Where noise and/or vibration impacts are identified suitable mitigation measures must be put in place to reduce these impacts to acceptable levels.
- 11.99 The applicant proposes to relocate the approved plant equipment from the basement to roof level. To support this amendment, the applicant has submitted a Noise Impact Assessment prepared by Finch Consulting, dated July 2023. This report demonstrates that whilst there would be some noise impacts resulting from the new plant, this could be addressed by incorporating standard noise mitigation measures.
- 11.100 The Council's EPPP Officer reviewed the submitted report and noted that whilst it is not clear what means of noise mitigation are proposed, Condition 9 of the existing permission requires the design and installation of new items of fixed plant to have a noise level at least 5dB(A) below the background noise level. It is therefore considered that the proposal to introduce additional plant equipment at roof level is acceptable subject to Condition 9 being restated. To ensure that this condition is complied with, it is recommended that Condition 22 be amended to secure details of a post installation verification report, prepared by a relevant competent person
- 11.101 The applicant also proposes to introduce a new amenity terrace at roof level for tenants of the office space. To support this proposal, the applicant has submitted a draft operational management plan which outlines measures which would be taken to protect neighbouring residential amenity. The management plan confirms that would be accessible to building occupants only and that no amplified music would be allowed. The management plan does not confirm operational hours and these would need to be confirmed via the submission of a final operational management plan required by recommended Condition 40.

Demolition and Construction Noise

- 11.102 A Demolition and Construction Environmental Management Plan (DCEMP), prepared by Blue Sky Building dated September 2023, was submitted with this application. This document set out how noise impacts will be minimised. The submitted documents confirm details for the demolition stage but details for the construction stage are subject to change after the appointment of a contractor.
- 11.103 The DCEMP has been reviewed by Islington's Environmental Pollution, Policy & Projects Officers, who confirmed that the details provided in relation to the demolition stage details are acceptable but requested further information on the location of the proposed noise and vibration monitoring equipment. The officer also requested that construction phase details be confirmed once a

contractor is appointed. It is recommended that Condition 6 be updated to confirm approval of the submitted details and secure details of the monitoring equipment locations and construction phase.

Impact on Neighbouring Amenity: Conclusion

11.104 The information submitted as part of this application demonstrates that the proposed scheme would not result in an increased impact on the amenity of neighbouring residents in terms of daylight and sunlight, outlook, or overlooking. Whilst the introduction of a roof terrace may result in additional noise being generated versus the consented scheme, it is considered that this can be appropriately mitigated via an operational management plan secured via condition. It is therefore considered that the proposed scheme would not present an unacceptable impact on neighbouring amenity.

Transport and Highways

11.105 The NPPF Chapter 9 emphasises the role transport policies have to play in achieving sustainable development and that people should have real choice in how they travel. Developments should be located and designed to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities, and consider the needs of people with disabilities and reduced mobility.

11.106 London Plan Policies T1, T2, T3, T4, T5, T6 and T6.1 seek for all new development to identify opportunities to improve the balance of space given to people to dwell, walk, cycle, and travel on public transport and in essential vehicles, so space is used more efficiently, and streets are greener and more pleasant. Adding to this, policies also set out requirements for levels of on-site vehicle parking, cycle parking and for servicing.

11.107 London Plan Policy T6 states that car-free development should be the starting point for all development proposals in places that are well-connected by public transport.

11.108 London Plan Policy T7 states that seeks to ensure that development proposals facilitate safe, clean and efficient deliveries and servicing.

11.109 Local Plan policy T1 states that applicants must provide appropriate information to allow proper assessment of transport impacts and show how these impacts can be addressed. This policy goes on to state that all new development will be car-free, which will contribute to the strategic aim for a modal shift to sustainable transport modes.

11.110 Local Plan policy T2 requires proposals to meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice.

11.111 The application site has a PTAL of 6a, which is considered 'excellent', due to the site's proximity to National Rail, Underground, and Overground stations as well as numerous bus links.

Proposed amendments to the consented scheme

11.112 The scheme largely retains the same access arrangements as the consented scheme, although improved end of journey facilities and a relocated refuse store are proposed.

Servicing, Deliveries and Refuse collection

11.113 It is proposed that servicing and deliveries will be undertaken in front of the development along Tabernacle Street as previously approved. Details of deliveries and servicing were previously approved under application ref: P2020/0489/AOD, which discharge Condition 24. The details

submitted in this application were based on an assumed office floorspace of c.950sqm and retail floorspace of c.2,855sqm which is not consistent with the approved or proposed floorspaces of this development. It is therefore recommended that Condition 24 be restated to secure up to date details of the development's delivery and servicing.

11.114 Refuse from the commercial building would be collected from the relocated refuse store on Tabernacle Street.

11.115 The submitted Transport Statement contains swept path analysis drawings which demonstrate that vehicles can safely access the site whilst maintaining sufficient space for pedestrians and other vehicles to pass by. LB Islington Highways were consulted as part of this application and accepted the proposed delivery and servicing arrangements

Vehicle Parking

11.116 No vehicle parking is proposed, and no changes are proposed from the consented scheme.

11.117 The proposal is therefore considered acceptable and in accordance with Local Plan policies T1, T2 and T3.

Cycle Parking

11.118 Local Plan policy T2 states that all new developments must provide cycle parking, and associated circulation space for ease of use of cycle parking, in accordance with the minimum cycle parking standards set out in Appendix 4 Table A4.1. These standards are either in line or exceed the London Plan standards.

11.119 It states that 20% of spaces must be for accessible cycle parking (2 sqm) to provide for non-standard cycles and ambulant disabled cyclists using regular cycle. The Council will prioritise cycle parking that is practically useful for the majority of people, which is secure and allows convenient ease of access and avoids the risk of personal injury when manoeuvring a bicycle; Sheffield stands in particular are supported.

11.120 The originally approved office building had space for 38 cycle spaces in addition to an accessible cycle parking space and a mobility scooter charging space.

11.121 In the time since approval was granted, policy requirements relating to cycle parking have changed. Under Policy T5 and supporting Table 10.2 of the London Plan, the location of the site within an area of higher minimum cycle parking standards means that the revised development would be required to provide 53 long stay and 8 short stay cycle parking spaces.

11.122 The applicant proposes to increase the level of cycle parking provided to comply with latest London Plan policy requirements, providing 53 long-stay cycle spaces and 7 short stay spaces internally and 1 short stay space externally. 2 of the spaces are provided are accessible, representing 6% of the total amount of cycle spaces – below the 20% accessible spaces required by local policy. Given that the proposed amount of accessible spaces represents an increase on the approved single space and that introducing additional accessible spaces would come at the expense of other cycle spaces, this is considered acceptable.

11.123 It is recommended that Condition 19 be amended to secure the additional cycle parking spaces.

Trip Generation

11.124 The submitted Transport Statement contains an updated trip generation based on the slightly uplifted GIA. The report concludes that the development would result in a further four two-way

person trips in the PM peak hour, and a single additional trip in the AM peak hour, as a result of the increased floorspace. On this basis, it is not considered that the proposals would result in any significant impacts on the road network compared with the approved scheme. Officers consider that given the excellent PTAL of the location, the largest proportion of trips to be carried out would be via public transport and active travel. The Transport Statement demonstrates that there would be minimal impact on vehicle trips and sustainable modes would be the overwhelming way to get to and from the site. As an area with excellent public transport connectivity, the public transport network would be comfortably able to absorb the trips generated from the scheme.

Travel Plan

11.125 A Framework Travel Plan prepared by Icení, dated July 2023, was submitted by the applicant. This document highlights the wide range of public transport and active travel facilities surrounding the site and sets out a range of measures to encourage active and sustainable travel. This travel plan and monitoring would be secured within the Deed of Variation.

Demolition and Construction

11.126 A Demolition and Construction Environmental Management Plan (CMP) and a Demolition and Construction Logistics Plan, both prepared by Blue Sky Building dated July 2023, were submitted with this application. These documents set out the demolition and construction programme, vehicles, routing and how construction impacts will be minimised. It relates to both on site activity and the transport arrangements for vehicles servicing the site. The submitted documents confirm details for the demolition stage but details for the construction stage are subject to change after the appointment of a contractor.

11.127 The CMP has been reviewed by Islington Highways and Traffic who stated that they were happy with the route plan as set out. It is recommended that Conditions 6 and 25 be updated to confirm approval for the demolition stage and secure details of the construction phase.

Energy and Sustainability

11.128 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.

11.129 The Council requires all developments to 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 carbon dioxide 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 carbon dioxide emissions.

11.130 Islington's Local Plan policy S1 states that all developments should maximise on-site reduction in total (regulated and unregulated) carbon dioxide emissions. The Local Plan also requires developments to address a number of other sustainability criteria such as climate change adaptation, sustainable transport, sustainable construction and the enhancement of biodiversity.

11.131 Local Plan policy S4 requires development proposals to integrate best practice sustainable design standards in line with the energy hierarchy and states that the council will support the development of renewable energy technologies, subject to meeting wider policy requirements. Details are provided within Islington's Environmental Design SPD, which is underpinned by the Mayor's Sustainable Design and Construction Statement SPG.

- 11.132 Local Plan policy S3 outlines that all non-residential and mixed-use developments proposing 500sqm or more net additional floorspace are required to achieve a final (post-construction stage) certified rating of Excellent as part of a fully fitted assessment within BREEAM New Construction 2018 (or equivalent scheme) and must make reasonable endeavours to achieve an Outstanding rating. A 'verification stage' certification at post occupancy stage must also be achieved, unless it can be demonstrated that this is not feasible.
- 11.133 In line with Local Plan policy S2, a Sustainable Design and Construction Statement, incorporating an updated Energy Strategy, Green Performance Plan and Thermal Comfort Assessment has been submitted as part of this application, prepared by Envision and A Plus Consulting dated July 2023.

Carbon Emissions

- 11.134 The London Plan sets out a CO2 reduction target, for regulated emissions only, of 40% against Building Regulations 2010 and 35% against Building Regulations 2013. The Sustainable Design and Construction Statement submitted as part of this application demonstrates that a 45.6% reduction in Regulated Emissions against a Part L 2013 baseline would be achieved. This is a considerable improvement on the approved reduction in regulated emissions.
- 11.135 Superseded Core Strategy Policy CS10 required onsite total CO2 reduction targets (regulated and unregulated) against Building Regulations 2010 of 40% where connection to a decentralised energy network is possible, and 30% where not possible. Latest Islington policy, Local Plan policy S4, adjusts this for Building Regulations 2013 to reductions of 39% where connection to a decentralised energy network is possible, and 27% where not possible.
- 11.136 The scheme as approved did not meet Core Strategy Policy CS10 requirements with regards to CO2 reduction (30% reduction in regulated and unregulated carbon emissions against 2010 Building Regulations), only achieving a 22.8% CO2 reduction against 2010 Building Regulations or a 17.8% reduction against Part L 2013.
- 11.137 The Sustainable Design and Construction Statement shows a 24.5% reduction in Total (Regulated & Unregulated) Emissions against a Part L 2013 baseline. Whilst this does not meet the 27% reduction required for developments unable to connect to a DEN by Local Plan Policy S4, it is a considerable improvement on the approved scheme and would exceed the policy requirements in place at the time the original planning permission was granted.
- 11.138 The Environmental Design SPD states "after minimising CO2 emissions onsite, developments are required to offset all remaining CO2 emissions (Policy CS10) through a financial contribution". All in this regard means both regulated and unregulated emissions. Based on remaining total emissions of 30.627 tonnes and the standard offset rate of £920 per tonne, an offset financial contribution of £28,176.84 would be secured by planning obligation.
- 11.139 It is recommended that Condition 14 be amended to secure the additional carbon reductions proposed within the submitted SDCS. For the sake of clarity, it is recommended that Condition 13 (relating to the school buildings) also be amended to make it clear that the energy strategy referred to is the one approved via permission ref: P2017/1046/FUL.

Sustainable design standards

- 11.140 Local Plan S3 outlines that all non-residential and mixed-use developments proposing 500sqm or more net additional floorspace are required to achieve a final (post-construction stage) certified rating of Excellent as part of a fully fitted assessment within BREEAM New Construction 2018 (or equivalent scheme) and must make reasonable endeavours to achieve an Outstanding rating.

11.141 The council's Environmental Design Guide states "Schemes are required to demonstrate that they will achieve the required level of the CSH/BREEAM via a pre-assessment as part of any application and subsequently via certification".

11.142 A BREEAM Pre-Assessment has been submitted for the development achieving an 'excellent' rating', which shall continue to be secured through Condition 7.

Energy Demand Reduction (Be Lean) and minimising overheating

Energy Reduction Measures & the Cooling Hierarchy

11.143 Local Plan policies S2 and S4 require development proposals to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development.

11.144 Local Plan policy S6 states that developments "must demonstrate... how the proposed design will reduce the potential for overheating and reliance on air conditioning systems, and maximise the incorporation of passive design measures in accordance with the following cooling hierarchy:

1. minimise internal heat generation through energy efficient design
2. reduce the amount of heat entering a building through orientation, shading, albedo, fenestration, insulation and the provision of green roofs and walls
3. manage the heat within the building through exposed internal thermal mass and high ceilings
4. provide passive ventilation, such as cross ventilation.
5. provide low energy mechanical ventilation"

11.145 The proposed U-values for the residential areas are walls = 0.2, roof = 0.15, floor = 0.14, and glazing = 1.3. An air permeability of 3m³/hr/m² is proposed across the development. These values meet the recommendations of Islington's Environmental Design SPD. Furthermore, an air source heat pump to provide mechanical ventilation and heating/hot water provision is proposed.

11.146 Low-energy lighting is proposed throughout the development, with daylight sensors and presence detection controls.

Dynamic thermal modelling and the need for active cooling

11.147 Local Plan Policy S6 states that applications for major developments are required to include details of internal temperature modelling under projected increased future summer temperatures to demonstrate that the risk of overheating has been addressed.

11.148 Council policy states "Use of technologies from lower levels of the [cooling] hierarchy shall not be supported unless evidence is provided to demonstrate that technologies from higher levels of the hierarchy cannot deliver sufficient heat control".

11.149 A Thermal Comfort Assessment has been provided which demonstrates that through a mixture of passive design measures and active cooling the risk of overheating has been eliminated. Although openable windows are proposed, active cooling will also be required. The applicant demonstrated that the development has been designed in accordance with the cooling hierarchy outlined within Policy S6 of the Local Plan and the proposed use of active cooling is considered acceptable.

11.150 The overheating analysis contained within the submitted Thermal Comfort Assessment is considered sufficient to discharge Condition 35. It is therefore recommended that Condition 35 be amended to ensure compliance with this document.

Low Carbon Energy Supply (Be Clean)

Energy (heating and cooling) supply strategy

11.151 London Plan Policy S13D states that major development proposals within Heat Network Priority Areas, which covers all of Islington, should have a communal low-temperature heating system:

- 1) the heat source for the communal heating system should be selected in accordance with the following heating hierarchy:
 - a) connect to local existing or planned heat networks
 - b) use zero-emission or local secondary heat sources (in conjunction with heat pump, if required)
 - c) use low-emission combined heat and power (CHP) (only where there is a case for CHP to enable the delivery of an area-wide heat network, meet the development's electricity demand and provide demand response to the local electricity network)
 - d) use ultra-low NOx gas boilers

11.152 Air Source Heat Pumps have been proposed to provide heating and cooling.

District heating and cooling networks

11.153 Local Plan policy S5(D) of the Local Plan state all major developments within 500 metres of an existing or planned DEN... are required to submit a feasibility assessment of connection to that network, to determine whether connection is reasonably possible.

11.154 The committee report for the original planning application notes that the applicant presented evidence which satisfactorily demonstrated that it is not technically feasible for the development to make connection to either the Bunhill Heat Network or the Citigen Heat Network. The Council's Energy Officer confirmed that it is accepted that it would still not be feasible for this site to connect to either of these heat networks at the current time.

11.155 The submitted SDCS confirms that ducts will be provided into the basement plantroom along Tabernacle Street for the future installation of district heating and space will be provided in the plantroom for any internal equipment e.g. plat heat exchanger. The report confirms that connection to a district heating scheme will be considered once the existing heating and/or hot water plant has come to the end of its economic service life and a viability assessment has been undertaken. This report is supported by drawings detailing how the development has been future-proofed for a connection to a heat network which were reviewed by the Council's Energy Officer and deemed acceptable.

11.156 London Plan S13Db states that where major developments can't connect to local existing or planned heat networks they should next look to 'use zero-emission or local secondary heat sources (in conjunction with heat pump, if required)'. As noted above, Air Source Heat Pumps have been proposed to provide heating and cooling.

Shared energy networks

11.157 The supporting text for Local Plan policy S5 states where connection to an existing or future DEN is not possible, major developments should develop and/or connect to a Shared Heating Network (SHN) linking neighbouring developments and/or existing buildings, unless it can be demonstrated that this is not reasonably possible.

11.158 Islington's Energy Team are not aware of feasible opportunities within the immediate area and therefore are not seeking for the development to connect to a shared heat network.

Renewable Energy Supply (Be Green)

11.159 The Mayor's Sustainable Design & Construction SPD states although the final element of the Mayor's energy hierarchy, major developments should make a further reduction in their carbon dioxide emissions through the incorporation of renewable energy technologies to minimise overall carbon dioxide emissions, where feasible.

11.160 The Council's Environmental Design SPD (page 12) states the use of renewable energy should be maximised to enable achievement of relevant CO2 reduction targets.

11.161 The commercial building within the originally approved scheme indicated a total roof area of 100m² for solar PV and the approved energy report confirmed an annual generation of 17,129kWh from the solar PV array which would equate to an array size of 24kWp. The SDCS submitted with this application notes that such an output would require a considerably larger roof area than the 100sqm indicated, with the proposed PV arrangement actually having an array of approximately 10kWp.

11.162 The proposed change in HVAC strategy requires additional plant at roof level compared to the consented scheme as the approved internal boilers would be replaced with external VRF units. The increase in external plant requirement at roof level and the introduction of the roof terrace means the roof area available for solar PV is reduced. The applicant therefore proposes to introduce solar PV panels to the roof of the core and partially on top of the plant as shown below:

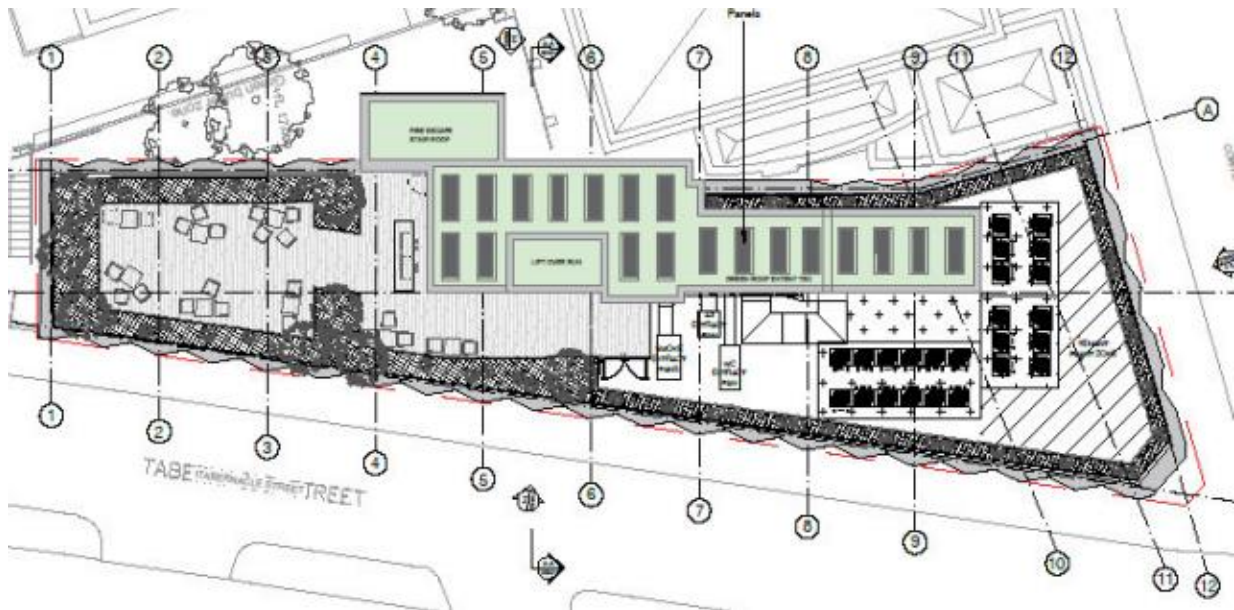


Image 18: Proposed PV layout

11.163 The proposed PV array is approximately 15kWp and has been modelled to provide an annual generation of approximately 8,510kWh.

11.164 To ensure that the proposed array is achieved it is recommended Condition 16 be amended. To ensure that the proposed PVs would not have an unacceptable impact on the surrounding townscape and the setting of the nearby listed buildings, it is recommended that Condition 17 be restated to secure details of layout and elevations.

Be Seen

- 11.165 London Plan Policy SI2 notes that 'the move towards zero-carbon development requires comprehensive monitoring of energy demand and carbon emissions to ensure that planning commitments are being delivered. Major developments are required to monitor and report on energy performance'.
- 11.166 Details of how the development will meet the GLA's 'Be Seen' requirements are included in the draft Green Performance Plan provided as part of the Sustainable Design and Construction Statement.
- 11.167 The Council will seek to secure this via Section 106 Agreement, based on the template wording used by the GLA.

Draft Green Performance Plan

- 11.168 Local Plan policy S4 states "major developments must submit a Green Performance Plan (GPP) detailing the actual measurable outputs for the occupied building in relation to energy consumption and carbon emissions, based on the commitments in the SDCS." The council's Environmental Design SPD provides detailed guidance and a contents checklist for a Green Performance Plan.
- 11.169 A Green Performance Plan has been submitted and Islington Energy team are content with the information provided. It is recommended that Condition 34 be amended to confirm that the GPP submitted in relation to Phase 3 of the development is considered acceptable.

Whole Life-Cycle Carbon

- 11.170 London Plan Policy SI2 states that 'development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle carbon assessment and demonstrate actions taken to reduce life-cycle carbon emissions.' Local Plan policy S4 requires this of all major development proposals in the borough.
- 11.171 A Whole Life Carbon assessment was not a policy requirement at the time the original planning permission was granted.
- 11.172 A whole life-cycle carbon ('WLC') assessment has also been undertaken to quantify the embodied carbon of the proposal. This WLC Assessment has been prepared in line with the GLA's London Plan Policy SI2 and using the methodology outlined in the RICS Professional Statement 2017 and BS EN15978:2011.
- 11.173 The submitted SDCS sets out how Circular Economy considerations have been a key part of the Development's sustainability strategy and have informed the Whole Life Cycle Assessment. The report provides key circular economy commitments including building in layers, prioritising materials that result in longevity and durability, and ensuring that a high content of recycled/reused materials are selected. The statement sets out the plans for implementation of the circular economy and the end-of-life strategy.
- 11.174 It is recommended that the details within the Sustainable Design and Construction Statement are secured and implemented by Condition 41.

Waste Management

- 11.175 Local Plan Policy ST2 states that development proposals must provide waste and recycling facilities which: (i) fit current and future collection practices and targets; (ii) are accessible to all;

(iii) are designed to provide convenient access for all people, helping to support people to recycle; and (iv) provide high quality storage and collection systems in line with Council guidance.

- 11.176 Local Plan policy T5 states that details of refuse and recycling collection must be submitted, indicating locations for collection vehicles to wait and locations of refuse and recycling bin stores.
- 11.177 The applicant proposes to relocate the commercial building's refuse store so that it is accessed from Tabernacle Street rather than Cowper Street as previously consented. This relocated refuse store would be closer to the consented on-street servicing location on Tabernacle Street and it is therefore considered that it would not have an adverse impact on waste collection.
- 11.178 The proposed refuse store would include a 50/50 split of refuse and recycling bins and the volume of refuse storage provided would meet the refuse storage space required by Islington's Waste Guidelines.
- 11.179 Details of waste collection were previously approved under application ref: P2020/0489/AOD, which discharge Condition 24. The details submitted in this application were based on an assumed office floorspace of c.950sqm and retail floorspace of c.2,855sqm which is not consistent with the approved or proposed floorspaces of this development.
- 11.180 The location and provision for refuse and recycling is considered acceptable, subject to further details relating to collections. As such, it is recommended that Condition 24 be restated.

Air Quality

- 11.181 NPPF Chapter 15 requires that planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.
- 11.182 In accordance with Local Plan policy S1, new development must be designed, constructed and operated to limit contribution to air pollution and to improve air quality as far as possible, as well as reducing exposure to poor air quality, especially among vulnerable people.
- 11.183 The whole of the borough of Islington has been designated by the council as an Air Quality Management Area.
- 11.184 The committee report for the original planning application confirms that the scheme was considered acceptable in terms of air quality. The proposed land use and scale of development has not changed under this application and the revisions in terms of sustainable design and construction would result in an improvement to the already acceptable air quality impacts.
- 11.185 In terms of demolition and construction works, which have the potential to generate dust, a suite of mitigation measures will need to be applied to minimise dust emissions. Details of these measures are contained within the submitted DCMP. This document confirm details for the demolition stage but details for the construction stage are subject to change after the appointment of a contractor.
- 11.186 The DCMP has been reviewed by Islington EPPP Officers, who confirmed that the demolition stage details are acceptable but requested further details be provided in relation to the construction phase once a contractor is appointed. It is recommended that Condition 6 be updated to confirm approval for the demolition stage and secure details of the construction phase.

Fire Safety

11.187 London Plan Policy D12 states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

11.188 A Fire Strategy Report was submitted with the application, by CHPK, dated 7th July 2023.

11.189 Islington Building Control, HSE and the London Fire Brigade were consulted on the proposal. The London Fire Brigade had 'no further observations to make'. The HSE confirmed that this development does not meet the planning gateway one threshold and therefore raised no concerns. Islington's Building Control Officer reviewed the submitted details and provided a number of comments, however confirmed that these details would be subject to Building Regulations approval.

11.190 For the purposes of compliance with Policy D12(b), it is considered that sufficient information has been provided to demonstrate that the fire safety of the development has been considered at the planning stage. The submitted information is specific and relevant to the proposal and the Fire Statement references compliance with relevant British Standards. It is noted that the author of the submitted Fire Statement is a qualified person with expertise in fire safety and engineered solutions, and as such, the applicant has considered the fire safety of the development as part of the overall scheme.

<p>London Plan policy D12(b) requires all major development proposals should be submitted with a Fire Statement which details how the development proposal will function in terms of:</p>	<p>Response:</p>
<p>1. The building's construction: methods, products and materials used, including manufacturers' details</p>	<p>The structure will be comprised of steel and concrete. The site shall be sufficiently distant from the boundary line, as detailed in BS 9999:2017, to ensure fire spread to adjoining sites is restricted. The amount of unprotected areas permitted on each of the blocks elevations shall be calculated as per BRE 187 with areas requiring protection being lined on the internal face of the external wall with fire-resisting materials. All products forming part of the external wall construction should be rated to achieve at least Class A2-s3,d2 (or better). All internal wall assemblies specified to achieve a specific fire resistance duration will be designed and installed in accordance with manufacturer's instructions and product certification. Cavity barriers shall be provided at each compartment line junction and around all openings on the external wall to prevent fire spread within concealed spaces. Guidance on green roofs (DCLG,2013) will be considered to ensure the fire safety of the development is not compromised.</p>

<p>2. The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach</p>	<p>The building shall operate on a simultaneous evacuation strategy whereby all floors evacuate at the same time. All horizontal and vertical means of escape provisions for the building will be based on guidance provided in BS 9999:2017. The travel distances and escape capacities within the building are in accordance with BS 9999:2017. All doors shall have a minimum clear width of 850mm to enable effective horizontal escape for numerous occupants at the same time. Moreover, this clear width is as per AD M requirements for wheelchair accessibility. Evacuation lifts shall be provided as per Policy D5(B5) of the London Plan to allow for evacuation of mobility impaired persons in a dignified manner (see Section 4.7 of this report). Firefighting staircases shall have a minimum clear width of 1100mm to enable effective vertical evacuation for numerous occupants at the same time and for firefighting access. The fire strategy for the development shall contain the details pertaining to the evacuation strategy for all occupants which can then inform the fire safety management plan which will be developed by the responsible person for the buildings. This plan shall be ready prior to occupation with all evacuation procedures relayed to all eventual residents.</p>
<p>3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans</p>	<p>All passive and active fire safety measures shall be incorporated into the design of the building as per the recommendations of BS 9999:2017, which is a recognised and accepted guidance document for fire safety design.</p>
<p>4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these</p>	<p>The building is served by public roads, primarily Tabernacle Street. The fire appliance access route meets Part B requirements (road with width between kerbs of no less than 3.7m). Load requirements will be confirmed by the design team and are to comply with LFB and BS 9999:2017 requirements.</p> <p>The fire appliance parking position shall be provided within 18m of the dry riser inlet point position on the face of the building.</p>
<p>5. How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building</p>	<p>Plans have been submitted demonstrating firefighting access to the development via the entrance into the firefighting shaft.</p>

	<p>The shaft shall be enclosed in 120 minutes fire resisting construction. This comprises of the fire-fighting staircase, fire-fighting lobby and a fire-fighting lift. Ventilation to the fire-fighting lobby shall be provided by mechanical means. All accommodation on the upper floors will be accessed via a ventilated firefighting lobby. Dry riser inlet will be located on the face of each building and will be positioned so that a fire appliance parking position is within 18m. Dry riser outlets shall be located in the fire-fighting lobby on all floors and outlets will be provided as such that the hose-laying distances don't exceed the limits in BS 9999:2017.</p>
<p>6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.</p>	<p>The Fire Safety Strategy for the development will outline the proposed design and operation for the building. Where there are any proposed changes in the future, reference is to be made to the Fire Safety Strategy to ensure any changes meet the requirements of the Fire Safety Strategy and do not have an adverse effect on the safety of occupants.</p> <p>Where there is an alteration to the design of the building, the Responsible Person shall commission the update and development of a new Fire Safety Strategy to reflect the proposed changes and fire safety design.</p>

11.191 Condition 42 is recommended to secure an updated Fire Statement in the event that there are any changes to the details submitted within this application.

Crime Prevention

11.192 London Plan Policy D11 state that 'boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams, whilst also working with other agencies such as the London Fire Commissioner, the City of London Police and the British Transport Police to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime.'

11.193 Paragraph 1.41 within Objective 3 of the Local Plan states that 'designing out crime is a key planning principle, which incorporates a number of design techniques to limit incidences of crime; this includes increases in natural surveillance and designing space, so it is conducive to positive behaviour.'

11.194 The revised design of the office development was reviewed by the Metropolitan Police's Designing Out Crime Officer who confirmed that they raised no objections. As such, officers after assessing the changes proposed consider that this latest scheme adequately addresses crime prevention.

Flood Risk and Sustainable Drainage

- 11.195 Local Plan policy S96 is concerned with water management and sustainable drainage and requires that schemes must be designed to reduce surface water runoff to a 'greenfield rate' (8 litre/sec/ha), where feasible. The London Plan requires that drainage run offs in new developments be reduced by 50% including an allowance for climate change.
- 11.196 The site sits within Flood Zone 1 and is therefore considered to be at low risk of flooding. The applicant submitted a Flood Risk Assessment, prepared by Elliot Wood dated July 2023, which demonstrates that the revised development would not result in an increased risk of flooding on the site.
- 11.197 The applicant submitted a Sustainable Drainage Strategy, prepared by Elliott Wood dated July 2023, in support of the proposals. This document outlines the sustainable drainage measures to be incorporated into the revised design of the development which would improve surface water run off rates. The proposed measures follow the sustainable drainage hierarchy, using a blue roof system to manage surface water closer to the source.
- 11.198 The proposed surface water drainage strategy would restrict surface water runoff to public sewers to 1 litre/second, providing a betterment of existing of over 95% for the 1 in 100 year (+ 40% climate change) rainfall event. It is therefore considered that the proposed development reduces surface water flood risk for the site and the local area.
- 11.199 It is recommended that Condition 20 be amended to secure compliance with the submitted Sustainable Drainage Strategy and Sustainable Design and Construction Statement.

Planning Obligations and Community Infrastructure Levy

- 11.200 Since the approval of the original application a number of the conditions on the original planning permission have been approved. In the interest of completeness, the conditions shown in Appendix 1 have been updated to make reference to those recent approvals. In addition, it is recommended to amend Conditions 2, 4, 6, 8, 14, 16, 19, 20, 24, 30, 34, and 35 to acknowledge the documents submitted as part of this application. Additional conditions have also been added to secure further details of the revised commercial development scheme. Furthermore, in order to correct an error made in the decision notice of permission ref: P2022/1001/S73, Condition 3 has been restated.
- 11.201 The original application was subject to a section 106 agreement to mitigate against the impacts of the development. In order to ensure that those obligations originally agreed continue to be met, the applicant has agreed to re-apply the agreed Heads of Terms of the original s106 to the new planning permission.
- 11.202 The proposal results in a very minor increase to the overall floorspace of the commercial building. This would result in a minimal increase in the occupancy rates of the building and it is not considered that additional financial contributions are required beyond those already agreed in the original section 106 agreement and the subsequent deed of variations.
- 11.203 The original section 106 agreement did not include a carbon offsetting obligation as it was agreed that it would impact the viability of the school improvement works. The site has now been sold to the Applicant and it was agreed that a carbon offsetting payment would be made on all remaining CO2 emissions beyond those mitigated onsite.
- 11.204 in order to mitigate the impacts of the proposed development, and to be acceptable in planning terms the following heads of terms are recommended, secured through a deed of variation:

- Carbon Offset: A financial contribution of £28,176.84 towards offsetting any projected residual CO2 emissions of the development (30.627 tonnes and the standard offset rate of £920 per tonne)

11.205 All payments to the Council would be index-linked from the date of Committee and would be due upon implementation of the planning permission.

Planning Balance

11.206 Paragraph 47 of the NPPF dictates that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.

11.207 The original proposed development (*Demolition of existing Block B and erection of a replacement four storey building to provide science teaching facilities; alteration and refurbishment of the Tabernacle Building; development of a partially sunken sports hall within the school courtyard; improvements and alterations to existing school buildings including listed buildings; demolition of the existing former sixth form block on Tabernacle Street and erection of an eight storey office (Use Class B1a) building; landscaping and associated works. [Listed Building Consent application ref: P2017/1049/LBC also submitted].*) resulted in identified benefits and identified harm. In reaching a conclusion on the proposal, a balance between these benefits and harms was undertaken which was judged to be balanced in favour of approval. For the current proposal, it is appropriate to revisit these harms and benefits in the light of the changes now proposed and the changing planning policy context .

11.208 The benefits when the application was considered in 2017 included:

- Repair, restoration and modernisation of existing listed and curtilage listed historic buildings
- Improvements to the character and appearance of the conservation area as a result of works to the Tabernacle building and the replacement of Block B
- Provision of office floorspace and associated employment benefits in a location where there is very strong policy support for the delivery of new offices
- Landscaping improvements to the School courtyard
- Additional capacity to facilitate the acceptance of an additional form of entry as requested by the Local Education Authority and an enlarged sixth form
- 8 hours a week community use of the 3 court sports hall.

11.209 The proposal was considered to result in harm in planning terms for the following reasons:

- Further loss of school land which will restrict its ability to expand in the future
- A required £603,840 contribution in lieu of on-site affordable housing would not be secured
- The proposed office block would conflict with the Council’s tall buildings policies
- The proposal would result in the loss of a building which is considered to make a positive contribution to the character and appearance of the conservation area

- The proposal would result in harm to the character and appearance of the Conservation Area a minor degree of harm to the setting of the Grade II listed County Court and the main School building (Block A) by reason of the height, scale and massing of the proposed commercial block.

11.210 Overall, it was considered that the benefits of the scheme outweighed the less than substantial harm to the significance of designated heritage assets and the policy shortfalls.

11.211 Whilst the school improvement works are substantially complete and the commercial development site has now been sold to the Applicant, the previously stated benefits must still be considered in the planning balance. As has been detailed within the report, it is still considered that the development results in harm in planning terms. The commercial development, by nature of its approved height and massing, would cause less than substantial harm to the setting of the adjacent listed buildings and the development would not meet the latest local policy requirements regarding sustainability and energy. However, when compared to the approved commercial development, the proposed design revisions would result in a building that makes a more positive contribution to the public realm and which would be significantly greener, more sustainable, and have better amenity for building occupiers. Furthermore, the deed of variation to the S106 agreement secures payment for carbon offsetting for all residual carbon emissions.

11.212 In balance, it is considered that the proposed amendments to the approved commercial building would continue to result in some level of harm but that the development would be less harmful than the scheme which was previously approved. Officers therefore consider that the aforementioned public benefits continue to outweigh the harm caused from the development in the overall planning balance.

12. SUMMARY AND CONCLUSION

12.1 Although the proposed design revisions result in a slightly increased height and massing, it is considered that the amendments to the façades introduce a greater depth and richness to the design and would result in a building which is more in keeping with the established street context. The proposed design is more in line with the Bunhill Fields and Finsbury Square Conservation Area Design Guidelines and would appear more comfortable and appropriate in the context. It is therefore considered that the proposals would result in no additional harm to the conservation area or neighbouring listed buildings when compared with the consented scheme.

12.2 Whilst the proposed development falls short of some local policy requirements, particularly in relation to sustainability and energy, the proposals would result in a significantly greener, more sustainable building with better amenity and end-of-journey facilities than the consented scheme. It is considered that the proposed revisions to the commercial building would result in a better quality office development which provides a more attractive offer to building tenants. Furthermore, despite the scheme originally being approved without a carbon offsetting obligation, the deed of variation to the S106 agreement secures payment for carbon offsetting for all residual carbon emissions resulting from the scheme.

12.3 The proposal is considered acceptable in planning terms, and it is recommended that planning permission be granted subject to conditions and completion of a deed of variation to the S106 agreement securing relevant planning obligations as set out in **Appendix 1 - RECOMMENDATIONS**.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

- Carbon Offset: A financial contribution of £28,176.84 towards offsetting any projected residual CO2 emissions of the development (30.627 tonnes and the standard offset rate of £920 per tonne)

If the Committee resolve to grant, resolution will include provision to provide flexibility to officers to negotiate and finalise the Directors Agreement on behalf of the Committee.

That, should the Directors Agreement not be completed within 13 weeks from the date when the application was made valid or within the agreed extension of time, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

Alternatively, should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service be authorised to enter into a Directors Agreement to secure the heads of terms as set out in this report to Committee.

RECOMMENDATION B

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

1	Commencement (Compliance)
	<p>CONDITION: The development hereby permitted shall be begun not later than the 27 April 2021.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans and documents list (Compliance)
	<p>CONDITION: The following drawings/documents are approved by Planning Permission P2019/3572/S73:</p> <p>CFBS-HBA-00-00-DR-A-PL01-0010; CFBS-HBA-00-B1-DR-A-PL01-0100 Rev. PL03; CFBSHBA-00-00-DR-A-PL01-0100 Rev. PL03; CFBS-HBA-00-01-DR-A-PL01-0100 Rev. PL03; CFBS-HBA-00-02-DR-A-PL01-0100 Rev. PL03; CFBS-HBA-00-03-DR-A-PL01-0100 Rev. PL03; CFBS-HBA-00-10-DR-A-PL01-0100 Rev. PL03; CFBS-HBA-00-00-DR-A-PL01-0200; CFBS-HBA-00-00-DR-A-PL01-0201 Rev. PL02; CFBS-HBA-00-00-DR-A-PL01-0202; CFBSHBA-00-00-DR-A-PL01-0203 Rev. PL02; CFBS-HBA-00-00-DR-A-PL01-0204; CFBS-HBA00-00-DR-A-PL01-0205; CFBS-HBA-00-00-DR-A-PL01-0206; CFBS-HBA-00-00-DR-APL01-0207 Rev. PL03; CFBS-HBA-00-00-DR-A-PL01-0208; CFBS-HBA-00-00-DR-A-PL01- 0209; CFBS-HBA-00-00-DR-A-PL01-0210; CFBS-HBA-00-00-DR-A-PL01-0211; CFBSHBA-00-00-DR-A-PL01-0212 Rev. PL02; CFBS-HBA-00-00-DR-A-PL01-0300 Rev. PL02; CFBS-HBA-00-00-DR-A-PL01-0301 Rev. PL02; CFBS-HBA-00-00-DR-A-PL01-0302; CFBSHBA-00-00-DR-A-PL01-0303; CFBS-HBA-00-00-DR-A-PL20-0000; CFBS-HBA-00-B2-DRA-PL20-0100; CFBS-HBA-00-B1-DR-A-PL20-0100 Rev. PL03; CFBS-HBA-00-00-DR-APL20-0100 Rev. PL03; CFBS-HBA-00-01-DR-A-PL20-0100 Rev. PL03; CFBS-HBA-00-02- DR-A-PL20-0100 Rev. PL03; CFBS-HBA-00-03-DR-A-PL20-0100 Rev. PL03; CFBS-HBA00-10-DR-A-PL20-0100 Rev. PL03; CFBS-HBA-00-00-DR-A-PL20-0200; CFBS-HBA-00-00- DR-A-PL20-0201 Rev. PL03; CFBS-HBA-00-00-DR-A-PL20-0204 Rev. PL03; CFBS-HBA00-00-DR-A-PL20-0205; CFBS-HBA-00-00-DR-A-PL20-0206; CFBS-HBA-00-00-DR-APL20-0207 Rev. PL03; CFBS-HBA-00-00-DR-A-PL20-0209 Rev. PL02; CFBS-HBA-00-00-DR-A-PL20-0210; CFBS-HBA-00-00-DR-A-PL20-0211; CFBS-HBA-00-00-DR-A-PL20-0213 Rev. PL02; CFBS-HBA-00-00-DR-A-PL20-0300 Rev. PL02; CFBS-HBA-00-00-DR-A-PL20-0301 Rev. PL02; CFBS-HBA-00-00-DR-A-PL20-0302 Rev. PL02; CFBS-HBA-00-00-DR-APL20-0303; CFBS-HBA-00-00-DR-A-PL20-0305 Rev. PL02; CFBS-HBA-00-00-DR-A-PL20- 0306; CFBS-HBA-00-00-DR-A-PL20-0307; CFBS-HBA-DS-B1-DR-A-PL20-0100; CFBS_(97)LP 001 Rev. 05; CFBS_(97)LP 002 Rev. 05; Design & Access Statement (including Landscape Strategy) Design and Access Statement Addendum (November 2019); Planning Statement Section 73 application (July 2020);Transport Assessment; Travel Plan; Heritage and Townscape Assessment (including Statement of Significance); Daylight & Sunlight Report; Energy Statement Rev. 10; Sustainable Design and Construction Statement (including the Green Performance Plan) Rev. 09; Drainage Strategy and Flood Risk Assessment; Noise Statement; Air Quality Assessment; Basement construction structural method statement Rev. 07; Construction Management Plan; Bat Survey Report; Detailed Unexploded Ordnance (Uxo) Threat and Risk Assessment; M&E Routing Report.</p> <p>The following drawings/documents are approved by Planning Permission P2022/1001/S73:</p>

CFBS-HBA-00-00-DR-A-PL20-0202 RevPL02; CFBS-HBA-00-00-DR-A-PL20-0203 Rev. PL03; CFBS-HBA-00-00-DR-A-PL20-0208 RevPL02; CFBS-HBA-00-00-DR-A-PL20-0212 RevPL02; CFBS-HBA-00-00-DR-A-PL20-0304 RevPL02; CFBS-HBA-DS-00-DR-A-PL20-0100 RevPL02; CFBS-HBA-DS-01-DR-A-PL20-0100 RevPL02; CFBS-HBA-DS-03-DR-APL20-0100 RevPL02; CFBS-HBA-DS-05-DR-A-PL20-0100 RevPL02; CFBS-HBA-DS-10-DR-A-PL20-0100 RevPL02; DESIGN TECHNICAL NOTE - P2005146 - CFBS - Development Site - P2005146-C-BDP-TN-004 Rev A dated 10 March 2022; DESIGN TECHNICAL NOTE - P2005146 - CFBS - Development Site - P2005146-DS-M-BDP-TN-001 - dated 11 March 2022; Letter from Montagu Evans ref: PD12596/JWB/OP dated 17 March 2022; Design & Access Statement Addendum RevB dated 29.06.2022; Letter from Montagu Evans ref: PD12596/JWB/OP dated 6th July 2022; Development Site - Fire Statement for Planning dated 19th July 2022 Revision 6;

The following drawings/documents are approved by Planning Permission P2023/2279/S73:

128-ANO-XX-00-DR-AX-01001 Rev.PL1; 128-ANO-XX-00-DR-AX-01002 Rev.PL1; 128-ANO-XX-00-DR-AX-01002 Rev.PL1; 128-ANO-XX-B1-DR-A-02099 Rev.PL1; 128-ANO-XX-00-DR-A-02100 Rev.PL1; 128-ANO-XX-01-DR-A-02101 Rev.PL1; 128-ANO-XX-02-DR-A-02102 Rev.PL1; 128-ANO-XX-RF-DR-A-02103 Rev.PL1; 128-ANO-XX-B1-DR-AX-05099 Rev.PL2; 128-ANO-XX-00-DR-AX-05100 Rev.PL2; 128-ANO-XX-01-DR-AX-05101 Rev.PL1; 128-ANO-XX-02-DR-AX-05102 Rev.PL1; 128-ANO-XX-06-DR-AX-05106 Rev.PL1; 128-ANO-XX-07-DR-AX-05107 Rev.PL1; 128-ANO-XX-08-DR-AX-05108 Rev.PL1; 128-ANO-XX-08-DR-AX-05109 Rev.PL1; 128-ANO-XX-XX-DR-A-02401 Rev.PL1; 128-ANO-XX-XX-DR-A-02402 Rev.PL1; 128-ANO-XX-XX-DR-A-02403 Rev.PL1; 128-ANO-XX-XX-DR-A-02404 Rev.PL1; 128-ANO-XX-XX-DR-AX-05401 Rev.PL1; 128-ANO-XX-XX-DR-XA-05402 Rev.PL1; 128-ANO-XX-XX-DR-AX-05403 Rev.PL1; 128-ANO-XX-XX-DR-AX-05404 Rev.PL1; 128-ANO-XX-XX-DR-A-02301 Rev.PL1; 128-ANO-XX-XX-DR-A-02302 Rev.PL1; 128-ANO-XX-XX-DR-AX-05301 Rev.PL1; 128-ANO-XX-XX-DR-AX-05302 Rev.PL1; 128-ANO-XX-XX-DR-AX-20100 Rev.PL1; 128-ANO-XX-XX-DR-AX-20502 Rev.PL1; 128-ANO-XX-XX-DR-AX-20520 Rev.PL1; 128-ANO-XX-XX-DR-AX-20560 Rev.PL2; AP221032-APC-XX-B1-SK-M-004; 128-ANO-XX-XX-DR-AX-05303 Rev.PL1

Cover Letter (Iceni, 28/07/2023); Planning Statement (Iceni, July 2023); Design and Access Statement (Anomaly, July 2023); Area Schedule Rev.PL1 (Anomaly, 26/07/2023); Arboricultural Impact Assessment Rev.1 (TMA Consulting, 25/09/2023); Ground Movement And Building Damage Assessment Addendum (GCG 24/07/2023); 65TS- Logistcis-001 Rev.0 – Demolition Logistics Plan (Blue Sky Building, July 2023); Demolition & Construction Environmental Management Plan (Blue Sky Building, 06/07/2023); Demolition & Construction Logistics Plan (Blue Sky Building, July 2023); Biodiversity Net Gain Assessment (LUC, 25/07/2023); Sustainable Design and Construction Statement (Envision, July 2023); BREEAM Pre-assessment (Envision, July 2023); Green Performance Plan (Envision, July 2023); Energy Strategy Rev.A (A Plus Consulting, September 2023); Overheating (Thermal Comfort) Assessment (A Plus Consulting, June 2023); Addendum Heritage Townscape and Visual Impact Assessment (Montagu Evans, July 2023); Daylight and Sunlight Report (Delva Patman Redler, July 2023); Fire Statement (CHPK Fire, 07/07/2023); Landscape Strategy (LUC, July 2023); LUC-12489-LD-PLN-100 Rev.D – Landscape Proposals for Roof Terrace (LUC, 25/07/2023); Plant Noise Impact Assessment (Finch Consulting, July 2023); Ecological Appraisal (LUC, 26/07/2023); Roof Terrace Draft Operational Management Plan (Iceni, July 2023); Sustainable Drainage Strategy (Elliott Wood,

20/07/2023); Flood Risk Assessment (Elliott Wood, 20/07/2023); Framework Travel Plan (Iceni Projects, July 2023); Transport Statement (Iceni, July 2023); Urban Greening Factor Assessment (LUC, July 2023).

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.

3 Materials – School Buildings (Details)

CONDITION: Details and samples (where appropriate) of the following facing materials for the school development shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of superstructure or relevant works. The details and samples shall include:

- a) Brickwork/cladding details;
- b) Window treatment (including glazing, sections, reveals and protection measures);
- c) Doors;
- d) Balustrade treatment (including sections);
- e) Green procurement plan for sourcing the proposed materials;
- f) Soffits and ground floor canopies;
- g) Louvres;
- h) Window cleaning apparatus (samples not necessary);
- i) Any other materials to be used.

The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.

The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

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.

The details submitted to the Local Planning Authority on 13 June 2019 pursuant to Condition 3 (a) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2019/1812/AOD] and approved by the Local Planning Authority on 12 March 2020 are deemed to form the approved details for the purposes Phase 1 f or of these parts of the condition.

The details submitted to the Local Planning Authority on 04 July 2019 pursuant to Condition 3 (b) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2019/2036/AOD] and approved by the Local Planning Authority on 12 March 2020 are deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.

The details submitted to the Local Planning Authority on 14 February 2020 pursuant to Condition 3 (c) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2020/0488/AOD] and approved by the Local Planning Authority on 08 April 2020 are deemed to form the approved details Phase 1 for for the purposes of these parts of the condition.

The details submitted to the Local Planning Authority on 06 August 2019 pursuant to Condition 3 (d) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2019/2375/AOD] and approved by the Local Planning Authority on 12 March 2020 are

	<p>deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.</p> <p>The details submitted to the Local Planning Authority on 27 January 2020 pursuant to Condition 3 (e) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2020/0243/AOD] and approved by the Local Planning Authority on 22 May 2020 are deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.</p> <p>The details submitted to the Local Planning Authority on 06 August 2019 pursuant to Condition 3 (f) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2019/2377/AOD] and approved by the Local Planning Authority on 12 March 2020 are deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.</p> <p>The details submitted to the Local Planning Authority on 06 August 2019 pursuant to Condition 3 (g) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2019/2378/AOD] and approved by the Local Planning Authority on 12 March 2020 are deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.</p> <p>The details submitted to the Local Planning Authority on 06 August 2019 pursuant to Condition 3 (h) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2019/2379/AOD] and approved by the Local Planning Authority on 12 March 2020 are deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.</p> <p>The details submitted to the Local Planning Authority on 05 March 2020 pursuant to Condition 3 (i) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2020/0696/AOD] and approved by the Local Planning Authority on 20 May 2020 are deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.</p> <p><u>The details submitted to the Local Planning Authority on 20 April 2022 pursuant to Condition 3 (a, b, c, e, and f) of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2022/1046/AOD] and approved by the Local Planning Authority on 4 July 2022 are deemed to form the approved details for Phase 2 for the purposes of these parts of the condition.</u></p> <p><u>The details submitted to the Local Planning Authority on 13 July 2022 pursuant to Condition 3 (i) of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2022/2410/AOD] and approved by the Local Planning Authority on 10 October 2022 are deemed to form the approved details for Phase 2 for the purposes of these parts of the condition.</u></p>
4	<p>Materials – Commercial Building (Details)</p>
	<p>CONDITION: Details and samples (where appropriate) of the following facing materials for the commercial development shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant stage of work. The details and samples shall include:</p> <ul style="list-style-type: none"> a) <u>Brickwork details (including built sample panels showing proposed mortar, brick bond and layout);</u> b) <u>Window treatment (including glazing, sections and reveals);</u> c) <u>Doors and gates;</u>

- d) **Grills and cladding;**
- e) **Green procurement plan for sourcing the proposed materials;**
- f) **Signage;**
- g) **Any other materials to be used.**

The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.

The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

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.

5 Landscaping – School Buildings (Details)

CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works. The landscaping scheme shall include the following details:

- a) specification to ensure successful establishment and survival of new planting.
- b) a schedule detailing sizes, species and numbers of all new trees/plants;
- c) a biodiversity statement detailing how the landscaping scheme maximises biodiversity;
- d) proposed trees: their location, species and size;
- e) soft plantings: including grass and turf areas, shrub and herbaceous areas;
- f) specifications, plans, sections and details including earthworks, ground finishes, top soiling with both conserved and imported topsoils, levels, drainage and fall in drain types;
- g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- h) hard landscaping: including ground surfaces, kerbs, edges, rigid and flexible pavings, unit paving, furniture, steps
- i) art features; and
- j) any other landscaping features forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

The details submitted to the Local Planning Authority on 16 January 2020 pursuant to Condition 5 (f, h & i) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2020/0139/AOD] and approved by the Local Planning Authority on 10 July 2020 are

	<p>deemed to form the approved details for Phase 1 for the purposes of these parts of the condition.</p> <p>The details submitted to the Local Planning Authority on 24 June 2022 pursuant to Condition 5 (parts a, b, c, d, e, f, g, h and j, only) of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2022/2419/AOD] and approved by the Local Planning Authority on 2 December 2022 are deemed to form the approved details for Phase 2 for the purposes of these parts of the condition</p>
6	<p>Demolition and Construction Environmental Management Plan (Details)</p> <p>CONDITION: A Demolition Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour and vibration) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition works commencing on site. The report shall assess impacts during the demolition and construction phases of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. 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>THE Demolition Construction Environmental Management Plan should pay reference to BS5228:2009, LBI's Code of Construction Practice, the GLA's SPG on construction dust and emissions (including the Non-Road Mobile Machinery register) and any other relevant guidance.</p> <p>The Demolition Construction Environmental Management Plan shall include details of a telephone contact for neighbouring residents in relation to queries or concerns regarding construction management.</p> <p>REASON: In the interests of residential and local amenity, and air quality.</p> <p>The details submitted to the Local Planning Authority on 14 June 2018 pursuant to Condition 6 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2018/2050/AOD] and approved by the Local Planning Authority on 21 August 2018 are deemed to form the approved details for Phase 1 for the purposes of this condition.</p> <p>The details submitted to the Local Planning Authority on 12 January 2021 pursuant to condition 6 of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2021/0088/AOD] and approved by the Local Planning Authority on 8 June 2021 are deemed to form the approved details for Phase 2A of the redevelopment of parts of the Central Foundation School.</p> <p><u>The Demolition Construction Environmental Management Plan submitted to the Local Planning Authority on 9 August 2023 in support of application P2023/2279/S73, which is hereby approved, is deemed to form the approved details for all elements of the demolition phase of Phase 3 only except the locations of the noise and vibration monitoring equipment, for the purposes of this condition. Details of the locations of the noise and vibration monitoring equipment should be submitted prior to the commencement of Phase 3 works.</u></p>
7	<p>BREEAM (Compliance)</p> <p>CONDITION: The entire development shall achieve a BREEAM rating of no less than 'Excellent' unless otherwise agreed in writing by the Local Planning Authority.</p>

	<p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
8	<p>Biodiversity Roofs (Details)</p> <p>CONDITION: Details of the biodiversity (green/brown) roofs on the commercial building as shown on plan <u>128-ANO-XX-08-DR-AX-05109 Rev.PL1 (Anomaly, 26/07/2023)</u> shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works. The biodiversity (green/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> a) biodiversity based with extensive substrate base (depth 80-150mm); and b) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p><u>The submitted details shall include confirmation of the irrigation and maintenance regime for the proposed biodiversity roofs.</u></p> <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity</p>
9	<p>Plant Noise (Compliance)</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: In the interests of neighbouring residential amenity.</p>
10	<p>Piling (Details)</p> <p>CONDITION: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>REASON: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.</p> <p>The details submitted to the Local Planning Authority on 02 November 2018 pursuant to Condition 10 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2018/3679/AOD] and approved by the Local Planning Authority on 11 January 2019 are deemed to form the approved details for Phase 1 for the purposes of this condition.</p> <p>The details submitted to the Local Planning Authority on 25 March 2021 pursuant to condition 10 of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2021/0939/AOD] and approved by the Local Planning Authority on 28 May 2021 <u>are deemed to form approved details for Phase 2 for the purposes of this condition.</u></p>

11	Lighting – School Buildings (Details)
	<p>CONDITION: Details of the lighting across each phase of the school development site shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works. The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of each phase of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p> <p>The details submitted to the Local Planning Authority on 13 May 2020 pursuant to Condition 11 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2020/1275/AOD] and approved by the Local Planning Authority on 10 July 2020 are deemed to form the approved details for Phase 1 for the purposes of this condition</p> <p><u>The details submitted to the Local Planning Authority on 4 July 2023 pursuant to Condition 11 of Planning Permission Reference: P2022/1001/S73 [LBI Ref: P2023/1732/AOD] and approved by the Local Planning Authority on 10 August 2023 are deemed to form the approved details for Phase 2 for the purposes of this condition.</u></p>
12	<p>Lighting – Commercial Building (Details)</p> <p>CONDITION: Full details of the lighting across the commercial site shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works.</p> <p>The details shall include the location and full specification of: all lamps; light levels/spill lamps, floodlights, support structures, hours of operation and technical details on how impacts on bat foraging will be minimised. The lighting measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: To ensure that any resulting general or security lighting is appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site</p>
13	<p>Energy Strategy – School Buildings (Compliance)</p> <p>CONDITION: The energy efficiency measures for the school site as outlined within the Energy Strategy <u>(as approved via permission ref: P2017/1046/FUL, dated 27/04/2018)</u> which shall together provide for no less than an 4.1% on-site total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2013 as detailed within the Sustainability Statement shall be installed and operational prior to the first occupation of the final phase of the development.</p> <p>Should there be any change to the energy efficiency measures within the approved Energy Strategy, the following shall be submitted prior to the commencement of the development:</p> <p>A revised Energy Strategy, which shall provide for no less than an 4.1% onsite total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2013. This shall include the details of any strategy needed to mitigate poor air quality (such as mechanical ventilation).</p> <p>The final agreed scheme shall be installed and in operation prior to the first occupation of the final phase 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: In the interest of addressing climate change and to secure sustainable development.</p>
14	<p>Energy Strategy – Commercial Building (Compliance)</p> <p>CONDITION: The energy efficiency measures for the commercial site as outlined within the approved <u>S73 Energy Strategy (A Plus, September 2023)</u> which shall together provide for no less than a <u>24.5%</u> on-site total C02 reduction in comparison with total emissions from a building which complies with Building Regulations 2013 as detailed within the <u>Sustainable Design and Construction Statement</u> shall be installed and operational prior to the first occupation of the development.</p> <p>Should there be any change to the energy efficiency measures within the approved Energy Strategy, the following shall be submitted prior to the commencement of the development:</p> <p>A revised Energy Strategy, which shall provide for no less than a <u>24.5%</u> onsite total C02 reduction in comparison with total emissions from a building which complies with Building Regulation 2013. This shall include the details of any strategy needed to mitigate poor air quality (such as mechanical ventilation).</p> <p>The final agreed scheme shall be installed and in operation 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: In the interest of addressing climate change and to secure sustainable development.</p>
15	<p>Solar Panels – School Building (Compliance)</p> <p>CONDITION: The renewable energy technology (solar PV panels) for the school site, which shall provide for no less than 11.1% on-site regulated C02 reduction as detailed within the 'Energy Strategy' shall be installed and operational prior to the first occupation of the final phase of the development.</p> <p>Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:</p> <p>a) a revised scheme of renewable energy provision, which shall provide for no less than 11.1% onsite regulated C02 reduction, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The final agreed scheme shall be installed and operational prior to the first occupation of the final phase of the development and shall be maintained as such thereafter.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that C02 emission reduction targets by energy efficient measures/features and renewable energy are met.</p>
16	<p>Solar Panels – Commercial Building (Compliance)</p> <p>CONDITION: The renewable energy technology (solar PV panels) for the commercial site, which shall provide <u>an array of no less than 15kWp as detailed within the 'S73 Energy Strategy' (A Plus, September 2023)</u> shall be installed and operational prior to the first occupation of the development.</p>

	<p>The final agreed scheme shall be installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.</p> <p>REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by energy efficient measures/features and renewable energy are met</p>
17	Solar Panels (Details)
	<p>CONDITION: Prior to relevant works, details of the proposed Solar Photovoltaic Panels at the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include but not be limited to:</p> <p>Location; Area of panels; and Design (including elevation plans).</p> <p>The solar photovoltaic panels as approved shall be installed prior to the first occupation of the final phase of the development and retained as such permanently thereafter.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development and to secure high quality design in the resultant development.</p> <p>The details submitted to the Local Planning Authority on 18 May 2022 pursuant to condition 17 of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2022/1930/AOD] and approved by the Local Planning Authority on 25 August 2022 <u>are deemed to form the approved details for Phase 2 for the purposes of this condition.</u></p>
18	Cycle Parking – School Building (Details)
	<p>CONDITION: The final phase of the school development shall not be occupied until 169 long stay and 12 short stay cycle parking spaces (to include 7 accessible cycle parking spaces) have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport</p>
19	Cycle Parking – Commercial Building (Details)
	<p>CONDITION: The commercial building shall not be first occupied until <u>53 long-stay cycle spaces and 8 short stay spaces (including 2 accessible cycle parking spaces and 1 mobility scooter charging space)</u> have been provided within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
20	Surface Water Runoff (Details)
	<p>CONDITION: Details of measures to reduce surface water runoff from the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of superstructure. The details shall include the provision of green roofs and a surface water attenuation tank. The drainage system shall be installed/operational prior to the occupation of the second phase of the school 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>The details shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.</p> <p>REASON: To ensure that sustainable management of water and minimise the potential for surface level flooding.</p> <p>The details submitted to the Local Planning Authority on 05 December 2018 pursuant to Condition 20 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2018/4080/AOD] and approved by the Local Planning Authority on 01 August 2019 are deemed to form the approved details for Phase 1 for the purposes of this condition.</p> <p><u>The details submitted to the Local Planning Authority on 12 December 2022 pursuant to Condition 20 of Planning Permission Reference: P2022/1001/S73 [LBI Ref: P2022/4101/AOD] and approved by the Local Planning Authority on 14 March 2023 are deemed to form the approved details for Phase 2 for the purposes of this condition.</u></p> <p><u>The Sustainable Drainage Strategy and Sustainable Design and Construction Statement submitted to the Local Planning Authority on 9 August 2023 in support of application P2023/2279/S73, which are hereby approved, are deemed to form the approved details for Phase 3 for the purposes of this condition.</u></p>
21	<p>Archaeology (Details)</p>
	<p>CONDITION: No excavation shall take place until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no excavation shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no excavation shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</p> <p>B. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.</p> <p>Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.</p> <p>This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015</p> <p>REASON: Heritage assets of archaeological interest may survive on the site. The planning authority (in conjunction with Historic England) wishes to secure the provision of</p>

	<p>archaeological investigation and the subsequent recording of the remains prior to development.</p> <p>The details submitted to the Local Planning Authority on 07 June 2018 pursuant to Condition 21 (a) of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2018/1946/AOD] and approved by the Local Planning Authority on 29 August 2018 are deemed to form the approved details for Phase 1 for the purposes of this part of the condition.</p> <p>The details submitted to the Local Planning Authority on 5 March 2021 pursuant to condition 21 of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2021/0668/AOD] and approved by the Local Planning Authority on 14 May 2021 are deemed to form the approved details for the discharge of the condition in full.</p>
22	Plant Noise (Details)
	<p>CONDITION: A report is to be commissioned by the applicant, using an appropriately experienced and competent person, to assess the noise from the proposed mechanical plant in each relevant phase of the development to demonstrate compliance with Condition 9.</p> <p>The report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before operation of each phase of the use hereby permitted and permanently retained thereafter.</p> <p>REASON: In the interests of neighbouring residential amenity.</p> <p>The details submitted to the Local Planning Authority on 02 November 2018 pursuant to Condition 22 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2018/3683/AOD] and approved by the Local Planning Authority on 09 July 2019 are deemed to form the approved details for Phase 1 for the purposes of this condition.</p> <p><u>The details submitted to the Local Planning Authority on 6 February 2023 pursuant to Condition 22 of Planning Permission Reference: P2022/1001/S73 [LBI Ref: P2023/0347/AOD] and approved by the Local Planning Authority on 5 May 2023 are deemed to form the approved details for Phase 2 for the purposes of this condition.</u></p>
23	Delivery and Servicing – School Building (Details)
	<p>CONDITION: A Delivery and Servicing Plan (DSP) for each phase of the school development detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority (in consultation with TfL) prior to the first occupation of the relevant part of the development hereby approved.</p> <p>The development shall be constructed and operated strictly in accordance with the details so 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 ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic.</p> <p>The details submitted to the Local Planning Authority on 14 February 2020 pursuant to Conditions 23 and 24 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2020/0489/AOD] and approved by the Local Planning Authority on 05 May 2020 are deemed to form the approved details for all phases of the school development for the purposes of this condition.</p>
24	Delivery and Servicing – Commercial Building (Details)
	<p>CONDITION: A Delivery and Servicing Plan (DSP) for the commercial part of the development detailing servicing arrangements including the location, times and frequency</p>

	<p>shall be submitted to and approved in writing by the Local Planning Authority (in consultation with TfL) prior to the first occupation of the relevant part of the development hereby approved.</p> <p><u>The submitted details shall provide confirmation of the waste collection strategy, including details of collection times and frequency.</u></p> <p>The development shall be constructed and operated strictly in accordance with the details so 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 ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic.</p>
25	Demolition and Construction Logistics Plan (Details)
	<p>CONDITION: No demolition or construction works shall take place unless and until a Demolition Construction Logistics Plan (DCLP) have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The DCLP should demonstrate that vehicular activity associated with construction will be coordinated with activity associated with the redevelopment of neighbouring sites in order to manage the cumulative impact on the local highway network.</p> <p>The development shall be carried out strictly in accordance with the approved DCLP throughout the construction period.</p> <p>REASON: In the interests of residential amenity, highway safety, and the free flow of traffic on streets, and to mitigate the impacts of the development.</p> <p>The details submitted to the Local Planning Authority on 14 June 2018 pursuant to Condition P-DEC-AP1 25 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2018/2051/AOD] and approved by the Local Planning Authority on 21 August 2018 are deemed to form the approved details for Phase 1 for the purposes of this condition.</p> <p>The details submitted to the Local Planning Authority on 12 January 2021 pursuant to condition 25 of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2021/0088/AOD] and approved by the Local Planning Authority on 8 June 2021 are deemed to form the approved details for Phase 2A of the redevelopment of parts of the Central Foundation School.</p> <p><u>The Demolition Construction Logistics Plan submitted to the Local Planning Authority on 9 August 2023 in support of application P2023/2279/S73, which is hereby approved, is deemed to form the approved details for the demolition phase of Phase 3 only for the purposes of this condition.</u></p>
26	Air Pollution – School Building (Details)
	<p>CONDITION: Prior to the occupation of the new school buildings in each phase a site report detailing steps to minimise the development's occupiers' exposure to air pollution shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out strictly in accordance with the details so approved and shall be permanently maintained thereafter.</p> <p>REASON: In order to ensure satisfactory air quality for occupants of the development.</p> <p>The details submitted to the Local Planning Authority on 13 March 2020 pursuant to Condition 26 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2020/0795/AOD] and</p>

	<p>approved by the Local Planning Authority on 10 September 2020 are deemed to form the approved details for Phase 1 for the purposes of this condition.</p> <p><u>The details submitted to the Local Planning Authority on 19 December 2022 pursuant to Condition 26 of Planning Permission Reference: P2022/1001/S73 [LBI Ref: P2022/4101/AOD] and approved by the Local Planning Authority on 16 May 2023 are deemed to form the approved details for Phase 2 for the purposes of this condition.</u></p>
27	Escape Stairwell
	<p>CONDITION: Details of the design and appearance of the new escape stair to the main assembly hall in Block A should be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant works.</p> <p>REASON: In the interests of the appearance of the Grade II listed School building.</p>
28	Bat Protection (Compliance)
	<p>CONDITION: The removal of roof slates, ridge tiles and wooden soffits, fascia's and barge boards is to be undertaken by hand, with the features lifted instead of dragged. If during development works a bat (or an accumulation of bat droppings) is discovered, works should temporarily cease whilst a bat ecologist is contacted for advice.</p> <p>REASON: To ensure that no harm occurs to bats.</p>
29	Bird Protection (Compliance)
	<p>CONDITION: 5 days prior to the commencement of the relevant part of the development an inspection of the buildings and roofs shall be undertaken to check for active bird's nests. Ecological advice should be sought if any live nests are identified.</p> <p>REASON: In order to ensure that no harm occurs to birds.</p>
30	Inclusive Design (Details)
	<p><u>CONDITION: Notwithstanding the drawings hereby approved, prior to the relevant works commencing on site, details (including plans and sections) of the development against all relevant requirements of Islington's Inclusive Design SPD and other relevant policies and guidance shall be submitted to and approved in writing by the Local Planning Authority.</u></p> <p><u>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.</u></p> <p><u>REASON: To ensure the development is of an inclusive design.</u></p>
31	Nesting Boxes (Details)
	<p>CONDITION: Details of bird and bat nesting boxes and/or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works.</p> <p>The details shall include the exact number, location, specification and design of the habitats.</p> <p>The nesting boxes / bricks shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p> <p>The details submitted to the Local Planning Authority on 16 January 2020 pursuant to Condition 31 of Planning Permission Reference: P2017/1046/FUL [LBI Ref:</p>

	P2020/0140/AOD] and approved by the Local Planning Authority on 09 April 2020 are deemed to form the approved details for all phases of the school development for the purposes of this condition.
32	Courtyard Lift
	<p>CONDITION: The proposed courtyard lift shall feature clear signage indicating that disabled and wheelchair users shall have priority over other users.</p> <p>REASON: In order that disabled and wheelchair users of the lifts are not disadvantaged during any periods of intensive use of the lift.</p>
33	Cycle Parking (Compliance)
	<p>CONDITION: The cycle parking shall accord with TfL's London Cycle Design Standards (2014) unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure cycle parking is easily accessible on site and to promote sustainable modes of transport.</p>
34	Green Performance Plan (Details)
	<p>CONDITION: Prior to the commencement of development (excluding demolition) revised draft Green Performance Plans (GPP) for each phase of the development construction as shown on 1378_SK1036_170904 - Proposed Site Phasing; shall be submitted to and approved in writing by the Local Planning Authority as follows:</p> <ol style="list-style-type: none"> Phase 1 works Phase 2 works Phase 3 works (commercial) <p>These revised Plans should provide additional detail regarding process, responsibilities and the GPP coordinator under the 'Management and Monitoring' section and under 'Arrangements for Addressing Performance'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p> <p>The details submitted to the Local Planning Authority on 13 May 2020 pursuant to Condition 34 of Planning Permission Reference: P2017/1046/FUL [LBI Ref: P2018/2235/AOD] and approved by the Local Planning Authority on 20 May 2020 are deemed to form the approved details for Phase 1 for the purposes of this condition.</p> <p>The details submitted to the Local Planning Authority on 8 March 2021 pursuant to condition 34 of Planning Permission Reference: P2019/3572/S73 [LBI Ref: P2021/0697/AOD] and approved by the Local Planning Authority on 10 May 2021 are deemed to form the approved details for Phase 2 for the purposes of this condition.</p> <p><u>The Green Performance Plan which forms part of the Sustainable Design and Construction Statement submitted to the Local Planning Authority on 9 August 2023 in support of application P2023/2279/S73, which is hereby approved, is deemed to form the approved details for Phase 3 for the purposes of this condition.</u></p>
35	Overheating (Details)
	<p>CONDITION: Prior to the commencement of development of the commercial building an Overheating Assessment (carried out for the in accordance with the methodology set out in the Council's Environmental Design SPD) and evidence demonstrating maximisation of the cooling hierarchy shall be submitted to and approved in writing by the Local Planning Authority. Should the results of the overheating analysis give rise to a requirement for a revised energy strategy then this shall be submitted under condition 14 of this planning permission.</p>

	<p>REASON: In the interest of addressing climate change and to secure sustainable development.</p> <p><u>The Thermal Comfort Assessment which forms part of the Sustainable Design and Construction Statement submitted to the Local Planning Authority on 9 August 2023 in support of application P2023/2279/S73, which is hereby approved, is deemed to form the approved details for the purposes of this condition.</u></p>
36	<p>Materials – Fire Escape (Details)</p> <p>CONDITION: Details and samples (where appropriate) of the facing materials for the external fire escape for the commercial building hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of relevant works. The details and samples shall include:</p> <ul style="list-style-type: none"> a) mesh cladding details; b) Any other materials to be used. <p>The development shall be carried out strictly in accordance with the details and samples so 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: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
37	<p>Rooftop Structures</p> <p><u>CONDITION: Notwithstanding the approved drawings, all details of any roof-top structures/enclosures shall be submitted to and approved in writing by the Local Planning Authority prior to installation on site.</u></p> <p><u>The details shall include the location, height of all individual plant and extract above roof level, specifications, and justification as to the proposed height. The details shall include the location, height above roof level, specifications and details of material and finish and shall relate to all proposed rooftop structures and fixtures including:</u></p> <ul style="list-style-type: none"> a) <u>plant equipment;</u> b) <u>screens/enclosure;</u> c) <u>terrace furniture;</u> d) <u>balustrades, and;</u> e) <u>lighting</u> <p><u>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</u></p> <p><u>REASON: In the interest of good design and also to ensure that the Authority may be satisfied that any roof-top plant, ancillary enclosure/structure and/or the lift overruns do not have a harmful impact on the surrounding area and in the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</u></p>
38	<p>Landscaping - Commercial Development (Details)</p> <p><u>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works. The landscaping scheme shall include the following details:</u></p> <ul style="list-style-type: none"> a) <u>specification to ensure successful establishment and survival of new planting.</u> b) <u>a schedule detailing sizes, species and numbers of all new trees/plants;</u> c) <u>a biodiversity statement detailing how the landscaping scheme achieves a Biodiversity Net Gain of at least 0.159 units;</u> d) <u>proposed trees: their location, species and size;</u>

- e) soft plantings: including grass and turf areas, shrub and herbaceous areas;
- f) specifications, plans, sections and details including earthworks, ground finishes, top soiling with both conserved and imported topsoils, levels, drainage and fall in drain types;
- g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- h) hard landscaping: including any ground surfaces, kerbs, edges, rigid and flexible pavings, unit paving, furniture, steps
- i) a landscaping maintenance plan;
- j) any other landscaping features forming part of the scheme.

The submitted details shall show that the landscaping scheme will achieve an Urban Greening Factor of at least 0.28.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

39

Tree Protection (Compliance)

CONDITION: Unless otherwise agreed in writing by the Local Planning Authority, the development must be carried out in strict accordance with the hereby approved Arboricultural Impact Assessment.

REASON: To ensure that the street tree is retained and will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

40

Roof Terrace Operational Management Plan (Details)

CONDITION: Notwithstanding the hereby approved Draft Operational Management Plan, full details of the operation of the roof terrace shall be submitted to and approved in writing by the Local Planning Authority prior to the building's first occupation. The details include, but shall not be limited to:

- Hours of operation;
- Noise control;
- Details of building maintenance.

The roof terrace shall operate in strict accordance with the approved plan thereafter, unless otherwise agreed in writing by the planning authority.

REASON: To ensure that an appropriate standard of amenity is provided.

41	<p><u>Sustainable Design and Construction Statement (Compliance)</u></p> <p><u>CONDITION: Unless otherwise agreed in writing by the Local Planning Authority, the development must be carried out in strict accordance with the hereby approved Sustainable Design and Construction Statement (Envision, July 2023) and appended documents.</u></p> <p><u>The final agreed scheme shall be installed and in operation prior to the first occupation of the development.</u></p> <p><u>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</u></p> <p><u>REASON: In the interest of addressing climate change and to secure sustainable development.</u></p>
42	<p><u>Fire Statement (Compliance)</u></p> <p><u>CONDITION: The details and measures set out in the Fire Strategy Report prepared by CHPK, dated 7 July 2023, shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority.</u></p> <p><u>Should any subsequent change(s) be required to secure compliance with the submitted Fire Safety Strategy, a revised Fire Strategy Report would need to be submitted to and approved by the Local Planning Authority.</u></p> <p><u>The development shall be carried out in accordance with the Fire Strategy Report under this condition and shall be maintained as such thereafter.</u></p> <p><u>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.</u></p>

INFORMATIVES

List of Informatives:

1	SECTION 106 AGREEMENT
	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
2	DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'
	A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. In this case, the council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of the new element of a building above its foundations, excluding demolition. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.
3	Community Infrastructure Levy (CIL) (Granting Consent)
	INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of

	<p>Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p> <p>Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</p>
4	Surface Water Drainage
	<p>With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.</p>
5	Minimum Water Pressure
	<p>A Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>
6	Sprinkler System
	<p>The London Fire and Emergency Planning Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.</p>
7	Groundwater Risk Management Permit
	<p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.</p>
8	Thames Water - Diversions
	<p>There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.</p>
9	Water Mains

	There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
10	Phasing
	<p>This phasing of the development is identified as follows:</p> <p>School Phase 1 - Blocks B and C.</p> <p>School Phase 2 - Block A basement refurbishment, Sports hall / playground, Tabernacle Annexe, Tabernacle Chapel Facade, courtyard landscaping.</p> <p>School Phase 3 - Tabernacle Chapel.</p> <p>School Phase 4 - Further Block A site refurbishment / repair</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

The National Planning Policy Framework (2023) seeks to secure positive growth in a way that effectively balances economic, environmental, and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2021, Islington's Local Plan: strategic and development management policies 2023, the Bunhill and Clerkenwell Area Action Plan 2023 and Site Allocations 2023. The following policies of the Development Plan are considered relevant to this application:

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

- Policy GG1 Building strong and inclusive communities
- Policy GG2 Making the best use of land
- Policy GG3 Creating a healthy city
- Policy GG4 Delivering the homes Londoners need
- Policy GG5 Growing a good economy
- Policy GG6 Increasing efficiency and resilience
- Policy SD4 The Central Activities Zone
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D10 Basement development
- Policy D11 Safety, security, and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy S11 Improving air quality
- Policy S12 Minimising greenhouse gas emissions
- Policy S13 Energy infrastructure
- Policy S14 Managing heat risk
- Policy S15 Water infrastructure
- Policy S16 Digital connectivity infrastructure

Policy SI7 Reducing waste and supporting the circular economy
Policy SI12 Flood risk management
Policy SI13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T2 Healthy streets
Policy T3 Transport capacity, connectivity, and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.2 Office parking
Policy T7 Deliveries, servicing, and construction
Policy T9 Funding transport infrastructure through planning

B) Islington Local Plan: strategic and development management policies 2023

Policy PLAN1: Site appraisal, design principles and process
Policy SP1: Bunhill and Clerkenwell
Policy B1: Delivering new business floorspace
Policy B2: New business floorspace
Policy B4: Affordable workspace
Policy B5: Jobs and training opportunities
Policy G1: Green Infrastructure
Policy G4: Biodiversity, landscape design and trees
Policy G5: Green roofs and vertical greening
Policy S1: Delivering sustainable design
Policy S2: Sustainable design and construction
Policy S3: Sustainable design standards
Policy S4: Minimising greenhouse gas emissions
Policy S5: Energy Infrastructure
Policy S6: Managing heat risk
Policy S7: Improving Air Quality
Policy S8: Flood Risk Management
Policy S9: Integrated Water Management and Sustainable Drainage
Policy S10: Circular Economy and Adaptive Design
Policy T1: Enhancing the public realm and sustainable transport
Policy T2: Sustainable Transport Choices
Policy T3: Car-free development
Policy T4: Public realm
Policy T5: Delivering, servicing and construction
Policy DH1: Fostering innovation and conserving and enhancing the historic environment
Policy DH2: Heritage assets
Policy DH4: Basement development
Policy DH5: Agent-of-change, noise, and vibration
Policy ST2: Waste
Policy ST4: Water and wastewater infrastructure

C) Bunhill and Clerkenwell Area Action Plan 2023

Policy BC1: Prioritising office use
Policy BC3: City Fringe Opportunity Area

Site Allocation BC41: Central Foundation School, 15 Cowper Street, 63-67
Tabernacle Street and 19 & 21-23 Leonard Street

5. Designations

The site has the following designations under the London Plan 2021, Islington Local Plan: strategic and development management policies 2023, Bunhill and Clerkenwell Area Action Plan 2023, and Site Allocations 2023:

- Local Cycle Routes
- Major Cycle Routes
- Site within 100m of an SRN Road
- Central Activities Zone
- City Fringe Opportunity Area
- Site within Conservation Area (Bunhill Fields and Finsbury Square)
- Moorfields Archaeology Priority Area
- Article 4 Direction – Class MA
- Grade II Listed Building
- Bunhill and Clerkenwell Area Action Plan Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

Basement development (2016)
Development viability (2016)
Environmental Design (2012)
Inclusive Design (2014)
Inclusive Landscape Design (2010)
Urban Design Guide (2017)
Planning Obligations (S106) (2016)
Streetbook (2012)
Bunhill Fields/Finsbury Square Conservation
Area Design Guidelines (2002)

London Plan

Accessible London: Achieving an Inclusive
Environment
Planning for Equality and Diversity in London
Optimising Site Capacity: A Design-Led
Approach
Urban Greening Factor
Air quality positive LPG
Air quality neutral LPG
Be seen energy monitoring LPG
Energy planning guidance
The control of dust and emission in
construction SPG
Whole life carbon LPG
Sustainable transport, walking and cycling