

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
PO Box 333
222 Upper Street
LONDON N1 1YA

PLANNING SUB-COMMITTEE B		ITEM B
Date:	19 th March 2015	Non exempt

Application number	P2013/4257
Application type	Councils Own Development
Ward	Tollington
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	Nags Head and Upper Holloway Road
Licensing Implications	None
Site Address	Duncombe Primary School, Sussex Way, London N19 4JA
Proposal	The construction of a new community hall (together with locker rooms, toilet facilities, classroom and offices) together with new landscaping and boundary walls and gates.

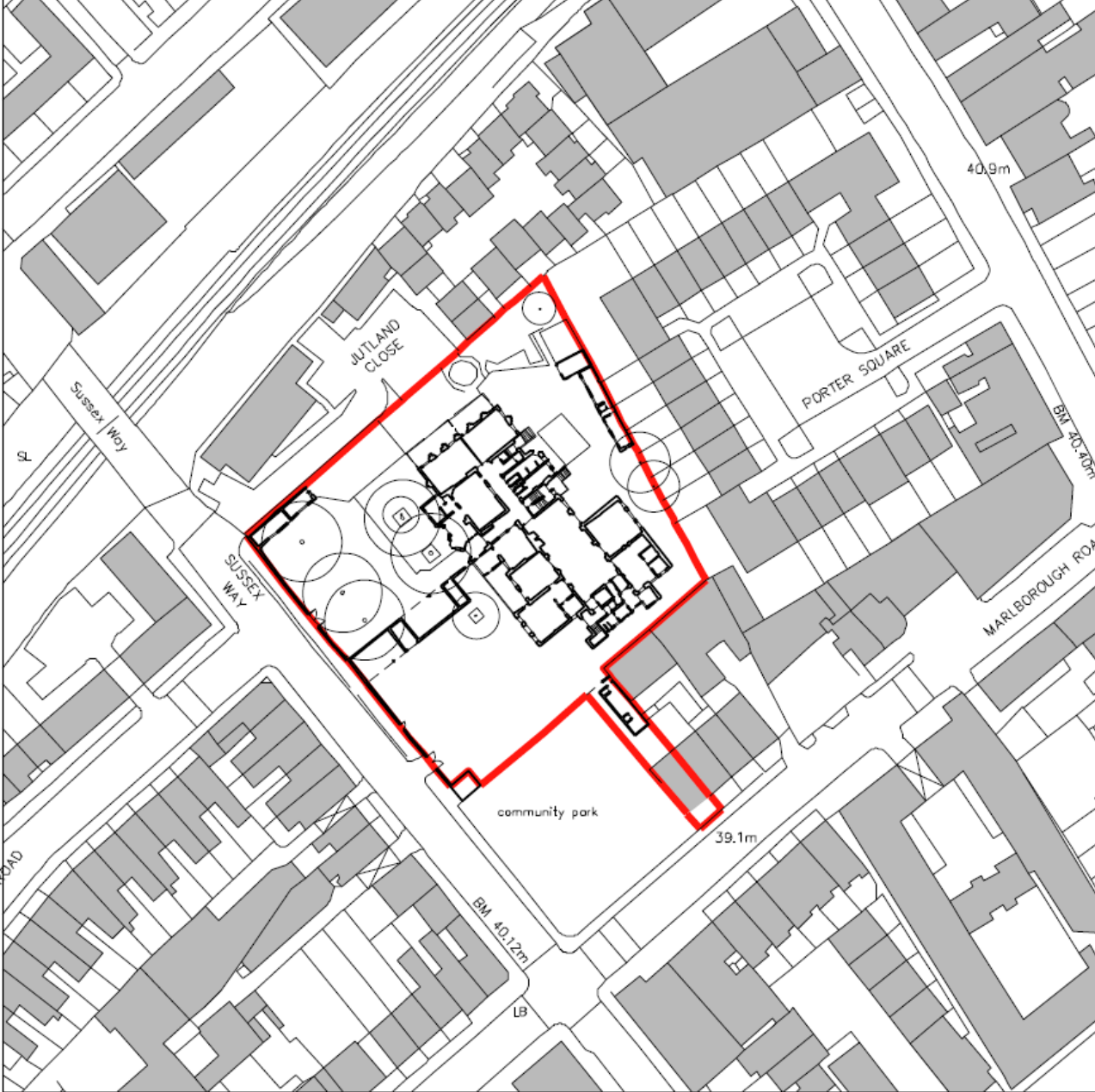
Case Officer	Ashley Niman
Applicant	London Borough of Islington
Agent	Clavadetscher Hoffmann Architects

1. RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1. Subject to the conditions set out in Appendix 1.

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Photo 1
The site looking south east across Sussex Way



Photo 2
The site looking north east across Sussex Way

4.0 SUMMARY

- 4.1 Duncombe School is a mixed county primary school which has seen an increase in popularity more than doubling its size in recent years. The growing success of the school is not reflected in the quality and capacity of its building function.
- 4.2 The present halls are not of sufficient capacity to house the whole school at one time, and disabled access arrangements require improvements.
- 4.3 The principal space will provide a hall for the full school complement.
- 4.4 The space will enable the school to develop an extended school programme, enhance parental links and offer community facilities.
- 4.5 The development is designed to ensure protection of the London Plane trees in the front playground.
- 4.6 The proposal is recommended for approval subject to conditions.
- 4.7 The design is considered appropriate both in its relationship to the main school building, and to the street frontage.
- 4.8 The scheme is identical to the one previously approved at committee on 26/10/201. (ref P091557).

5.0 SITE AND SURROUNDING

- 5.1 The school is characteristic of Board school design of the 1870s/1880s with its three storeys of school rooms, polychromatic brickwork, large segmental windows and dominant pitched roof and chimneys. Numerous single storey extensions and lean-to buildings exist on the site including the single storey link building between the main entrance and Sussex Way. The building is not listed nor is it located within a conservation area. The front playground, facing Sussex Way, is dominated by five mature London Plane trees which are a significant visual and ecological benefit for the school and townscape.
- 5.2 The school is located on the east side of Sussex Way adjacent to the community park at the corner of Sussex Way and Marlborough Road. The surrounding area is predominantly residential in land use and character with two and three story terrace properties predominating, although there is variety in the material and detail between properties.

6.0 PROPOSAL (in Detail)

- 6.1 The proposal will provide for the construction of a new community hall (together with locker rooms, toilet facilities, classroom and offices) together with new landscaping and boundary walls and gates. The entrance pathway will be realigned to allow for clear sightlines and link in with the new two storey assembly hall and first floor classroom. The development will be conditioned to ensure full protection of the mature trees within the front school playground.
- 6.2 The existing single storey link building will be demolished to allow for the new hall and ancillary spaces. This structure dates from the mid 20thC, has little architectural value,

and a limited level of usability. It is also in a relatively poor condition and this combined with the limited flexibility, points to the need for a new building.

7.0 RELEVANT HISTORY:

Planning Applications

- 7.1 P2013/2700. Planning application to extend the time on Planning Permission P091557 (New Community Project for Duncombe Primary School to provide a community hall, locker room, toilet facilities (ground floor); additional classroom and office (first floor); landscaping; new boundary walls and gates to Sussex Way.). Withdrawn as no longer applicable since the 'Extended time' procedure had ceased.
- 7.2 P091557. New Community Project for Duncombe Primary School to provide a community hall, locker room, toilet facilities (ground floor); additional classroom and office (first floor); landscaping; new boundary walls and gates to Sussex Way. Approved 26/10/2010.
- 7.3 P080897. Refurbishment of ground floor main entrance, including the installation of new glazed roof and associated alterations. Approved 14/08/2008.
- 7.4 P091033. Construction of single storey ground floor level extension. New extension to create additional nursery classroom to front of building. Associated alterations. Approved 21/08/2012.
- 7.5 P010241. Erection of a single storey conservatory with pitched glazed roof cover. Approved 26/04/2001.

Enforcement:

- 7.6 None

Pre-application Advice:

- 7.7 None

8.0 CONSULTATION

Public Consultation

- 8.1 Letters were sent to 86 occupants of adjoining and nearby properties at Jutland Close, Porter Square, Marlborough Road, Sussex Way and Hatchard Road on 12th August 2014. A site notice was displayed on 31st July 2014. The public consultation of the application therefore expired on 11th September 2014. However it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of the writing of this report a total of three objection letters had been received from the public with regard to the application. Councillors will be updated at the committee meeting if any additional responses are received. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Concern about greater numbers of people using the facility (10.14).
- Noise from car engines (10.14).
- Generation of rubbish (10.14).
- The scale of the proposal (10.2 and 10.3).
- A lack of confidence in school management to cope with the changes (10.14).

External Consultees

8.3 None.

Internal Consultees

8.4 Access Officer: Overall in accordance with policy, some minor queries.

8.5 Design and Conservation Officer: No further comments following the original approval of October 2010.

8.6 Tree Preservation / Landscape Officer: no objection subject to conditions.

9.0 RELEVANT POLICIES

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

National Guidance

9.2 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

9.3 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

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

Islington Core Strategy
None

London Plan
None

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10.0 ASSESSMENT

The main issues arising from this proposal relate to:

- Land Use
- Design merits of the proposed development
- Accessibility
- Landscaping and trees
- Impact on neighbour amenity
- Sustainability
- Highways and parking

Land-use

- 10.1 The proposal seeks to build on the progress the school has made in other areas over the past few years, in particular, academic achievement and social development. The proposals are in line with London Plan and local planning policies to improve and enhance local schools, to maximise development, provide a more sustainable construction and provide facilities which will become an integral part of both the school and the wider community.
- 10.2 The proposed development does not constitute a change of use of the site. The increased community offer for use outside school hours is considered to be ancillary to the principle function as a school and educational facility. Accordingly no issues of land use arises.
- 10.3 The school presently has a hall on each floor but none is large enough to hold the whole school role at any one time. There is no proposal to increase pupil numbers, currently at 460, but the school clearly needs a modern space for assembly and sport events. The hall is in accordance with Sport England recommendations and the seating system will allow flexible usage of the hall for performance purposes as well as assembly and sport events. The colonnade can be used by pupils during break time or closed off when necessary. The roof of the lower element, close to the main school building façade, can be used as an external teaching area.

Design

- 10.4 The design approach has been to develop a proposal that is innovative but sympathetic to the existing building. The new building originally aligned with the footprint of the existing single storey pitched roof structure, linking the redesigned entrance to the front gate and boundary wall. The revised scheme, in order to protect the root system of the Plane trees in the playground, has relocated the footprint 2.65 metres towards the south. It will be primarily two storeys high although the lowest point will be where it adjoins the main school building, ensuring it reads as an independent structure rather than a simple extension. The roof of the hall slopes up gently from the boundary to minimise the height and mass to the street and impact on facing properties.

- 10.5 The primary volume will be adjoined by a single storey colonnade which will be the new entrance link with direct access to the front reception. The recently glazed entrance extension would enable separate access for visitors and school students enhancing security arrangements. At present the low buildings fronting the school are poor quality and it is difficult to identify the entrance. The extension and new entrance will sharpen up the frontage which is currently drab and downbeat and offer a stronger visual identity for the school.
- 10.6 The volumes will be clad in thermally treated softwood, with a herringbone pattern to the main walls. On the street elevation, the ground floor will be painted render with lighter timber cladding to the first floor. The rendered section will reflect the continuation of the new perimeter fencing. Doors and windows will be frameless aluminium units. All details of materials will be conditioned and in particular samples of the render colour and the wood cladding will be required.
- 10.7 The proposal is considered to be in accordance with policy 7.2 of the London Plan 2011, policies DM2.1 and DM2.2 of the Development Management policies 2013, policy CS12H of the Islington Core Strategy 2011 and the Inclusive Design SPD 2014.

Accessibility

- 10.7 The original scheme (Ref P091557) was reviewed by the Access Officer and agreed subject to condition. It has been reviewed again in light of more recent legislation, in particular the Inclusive Design in Islington SPD 2014. The Access Officer has identified a number of route access matters, in particular to the accessible WC and around the changing areas, and although these will be covered under Building Control, it is recommended that details are submitted under a condition.
- 10.8 The proposal is considered to be in accordance with policy 7.2 of the London Plan 2011, policy DM2.2 of the Development Management policies 2013, policy CS12H of the Islington Core Strategy 2011 and the Inclusive Design SPD 2014.

Landscaping and Trees

- 10.9 The school playground is dominated by five London Plane trees with an average height of 19 metres and very much a symbol of the school as well as forming an important part of the local townscape of Sussex Way. They are of comparable age to the older school buildings and their retention formed an important part in consideration of the proposals.
- 10.10 Consequently the original proposal of 2010 (Ref P091557) was amended by relocating the footprint of the new building to ensure foundation excavations do not harm tree roots and by reducing the degree of overhang to the new building to reduce pruning. There has been no further change to the plans. The Tree Officer has reviewed the plans again in regard to the current submission and is satisfied that since there has been no change, there are no further arboricultural issues and the scheme is supported subject to conditions.
- 10.11 Subject to conditions it is considered that the proposal is compliant with policy 7.21 of the London Plan 2011, Plan 2002, policy DM6.5 of the Development Management policies 2013, and policy CS15A, B and F of the Islington Core Strategy 2011.

Neighbouring Amenity

- 10.12 Council policy seeks to protect the amenity of neighbouring occupiers. This includes light, privacy sense of enclosure and noise. The only immediately affected properties are those facing the site on the west side of Sussex Way between 256 and 272. In terms of light the scheme has been assessed with regard to the BRE analysis. In regard to daylight there will be no breach of the initial 25' line when measured in section from the ground floor of the property perpendicular to the development and consequently there will be no unreasonable loss of daylight. Turning to sunlight, due to the location of adjacent buildings relative to the orientation of the sun, there will be no material loss of sunlight to any facing property.
- 10.13 In regard to privacy, the development site lies across a public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy. Moreover, the only glazed area facing the road will be a high level glazed strip which helps illuminate the hall, and wraps round the building along the southern elevation. The new building will be two storeys high and is only eight metres wide, so it is not considered that outlook to neighbours will not be materially harmed.
- 10.14 Residents have raised concerns over the management of the school and in particular the anticipated problems that may arise from greater evening use. These are identified in particular as noise, congregations of people after events and rubbish left behind after events. It is recommended that a condition is attached to any grant of permission that requires Management Plan to be developed and submitted for approval to ensure that future activity is managed and its impacts monitored.

Sustainability, Energy Efficiency and Renewable Energy

- 10.15 It is proposed to install solar thermal units on the roof for use with the proposed under floor central heating and to preheat water for facilities in the new building. Windcatchers with solar driven fans will provide zero energy ventilation and secure night time cooling in the summer.
- 10.16 The proposal is considered to be compliant with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011, and Development Management policies 2013 DM7.1, DM7.2 and DM7.4.

Highways and Transportation

- 10.16 The school is located close to various forms of public transport with Archway Underground Station and Crouch Hill and Upper Holloway Station within walking distance. The school catchment area attracts those within a two mile radius of the site, including children from Haringey. The school currently has 460 pupils and there is no proposal to increase this intake. The new building is designed to meet an existing need, not increase demand. There is no on-site parking for staff or visitors and no proposal to change this. The extended school and community use of the proposed facilities is envisaged to be mainly local and pedestrian based. There is an existing cycle rack with 12 stands within a secure shelter. There are no current plans to change this. A Travel Plan is included with the submission.

10.17 The proposal is in accordance with policies 6.7 and 6.9 of the London Plan 2011, policies DM8.4 and DM8.5 of the Development Management policies 2013 and policy CS10H of the Islington Core Strategy 2011.

Open Space

10.18 Policy DM6.3 of the Development Management policies seeks to protect existing play space across the borough by resisting their loss unless a replacement play space of equivalent size and functionality is proved to meet the needs of the local population. The loss of 85sqm of open hard surface space is justified by the replacement with a secure and covered structure which would enable children to play and have activities all year round rather than being dependent on more clement weather.

10.19 The London Plan supports new and expanded education facilities. Policy 3.18 states “Development proposals which enhance education and skills provision will be supported including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary schools places will be particularly supported”. There is therefore in principle support for additional education facilities for primary schools, and given the high population of the school, the new facility is justified

11.0 SUMMARY AND CONCLUSION

Summary

11.1 The construction of the new hall will allow for a single space for the whole school to assemble in.

11.2 The new building will be sustainable in both its construction and its operation and function.

11.3 The new building will contribute positively to the appearance of the street.

11.4 Conditions will ensure that the new building will not harm the mature trees within the school playground.

12.0 Conclusion

It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>Design and Access Statement (CH Architects July 2009), 197_20_400C, 197_20_401C, 197_20_430C, 197_20_431C, 197_20_202E, 197_20_203D, 197_20_204C, 197_20_221D, 197_20_222B, 197_20_230D, 197_20_231D, 197_20_232D, 197_20_233E, Arboricultural Statement (ACS Consulting).</p>
3	Materials
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none">a) Wood claddingb) Renderc) Glazing/doorsd) Ironwork including gates <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	Landscaping
	<p>CONDITION: Notwithstanding the indicative landscaping scheme shown on the approved plans. A landscaping scheme, including trees to be retained and proposed together with details of positions of planned and existing underground services; proposed groundwork's; enclosures; drainage; hard ground surfaces and details of all surface treatment and boundary walls, as appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby granted permission is commenced.</p> <p>No underground services shall be installed within the Root Protection Area (RPA) of the trees to be retained.</p> <p>All landscaping in accordance with the approved scheme shall be completed during the first planting season after the date on which development in accordance with this permission has been completed. This landscaping and tree planting must have a two year maintenance/ watering provision following planting. Trees or</p>

	<p>shrubs which die within five years of completion of the development shall be replaced to the satisfaction of the Local Planning Authority with the same species or an approved alternative.</p> <p>REASON: To ensure prior establishment and maturity of landscaping to enhance the visual amenity of the site.</p>
5	Arboricultural Method Statement
	<p>CONDITION: Prior to the commencement of any works on site an amended Arboricultural Method Statement in accordance with BS 5837, 2005 'Trees in Relation to Construction' shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement must include a revised plan showing the location of the tree root protection area (RPA) for the trees on the site and include the tree and ground protection to be erected and details of all works within the RPA including the careful hand demolition of the current building/ surface treatment and specify in detail any tree pruning work. The Method Statement must also include a schedule of monitoring by a suitably qualified arboricultural consultant or landscape architect detailing arboricultural supervision for the various operations that are likely to impact or influence the health, wellbeing or amenity value of the tree, the details of the site inspections are to be recorded and passed to the Tree Preservation Officer.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To avoid inappropriate excavations and damage to the trees, ensuring that disturbance to the roots of the tree is minimised and to maintain a healthy rooting area to ensure the long term health of the tree thereby its contribution to the amenity of the locality. To protect the health and stability of trees to be retained on the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
6	Code 4
	<p>CONDITION: The development shall achieve a Code for Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
7	Hours of use
	<p>CONDITION: The use shall not operate except between the hours of 07.30 - 21.00 Monday to Friday, 08.00 - 21.00 Saturdays, and 09.00 - 18.00 Sundays.</p> <p>REASON: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their premises.</p>
8	Green/Brown Biodiversity Roofs (Compliance)
	<p>CONDITION: The biodiversity (green/brown) roof(s) shall be:</p> <ol style="list-style-type: none"> biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with plan 197_20 204C hereby approved; and planted/seeded with a mix of species within the first planting season following

	<p>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> <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.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
9	Management Plan
	<p>CONDITION: Details of a Management Plan relating to but not limited to the proposed activities and events at the new hall and ancillary space shall be submitted to and approved in writing prior to the commencement of after school hours activities within the building hereby approved.</p> <p>The development shall be carried out 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 arrangements are appropriately organised and that the site is properly managed.</p>
10	Construction Controls
	<p>CONDITION: During the demolition and construction on site, the developer shall comply with Islington Council's Code of Construction Practice and the GLA's Best Practice Guidance for the control of dust and emissions from construction and demolition. The developer shall ensure that:</p> <ol style="list-style-type: none"> 1 The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site. 2 The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays. 3 All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition. <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>
11	Inclusive Design
	<p>CONDITION: The development shall be designed in accordance with the principles of Inclusive Design. To achieve this and notwithstanding the plans hereby approved, details of the layout of the wheelchair accessible changing areas and WC at ground floor, and their access from the main path, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall be provided in the following format: Plans to scale 1:50;</p>

	<p>The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
12	Landscaping
	<p>CONDITION: Notwithstanding the indicative landscaping scheme shown on the plans supplied, a landscaping scheme, including trees to be retained and proposed, together with details of hard and soft landscaping and details of all surface treatment and boundary walls, as appropriate, shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site.</p> <p>All landscaping in accordance with the approved scheme shall be completed during the first planting season after the date on which development in accordance with this permission has been completed. This landscaping and tree planting must have a two year maintenance/ watering provision following planting. Trees or shrubs which die within five years of completion of the development shall be replaced to the satisfaction of the Local Planning Authority with the same species or an approved alternative.</p> <p>REASON: To ensure prior establishment and maturity of landscaping to enhance the visual amenity of the site. To avoid inappropriate excavations and damage to the trees, ensuring that disturbance to the roots of the tree is minimised and to maintain a healthy rooting area to ensure the long term health of the tree thereby its contribution to the amenity of the locality. To protect the health and stability of trees to be retained on the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
13	BREEAM
	<p>CONDITION: The development shall achieve a BREEAM Schools Construction (2011) rating of no less than 'Excellent'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
14	Renewable energy
	<p>CONDITION: The renewable energy technologies (PV/solar thermal collectors/windcatchers), which shall provide for no less than 10% on-site total CO2 reduction shall be installed and operational prior to the first occupation of the development.</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 renewable energy are met.</p>
15	Services
	<p>CONDITION: Details of all existing and proposed underground services including their type, location and relationship to adjoining, trees and proposed tree-pits shall be submitted to and approved in writing by the local planning authority prior to any works commencing on-site.</p> <p>No new underground services shall be installed within the Root Protection Area (RPA) of the trees to be retained. Any works to existing underground services that require excavation within the RPA shall be detailed and submitted to the Local</p>

	<p>Planning Authority for approval by the Local Planning Authority.</p> <p>The development shall be carried out 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 avoid inappropriate excavations and damage to the trees, ensuring that disturbance to the roots of the tree is minimised and to maintain a healthy rooting area to ensure the long term health of the tree thereby its contribution to the amenity of the locality. To protect the health and stability of trees to be retained on the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
16	Engineers Report
	<p>CONDITION: Prior to the commencement of any work on site, a full engineer's report of the proposed foundation type shall be submitted to, and approved in writing by, the Local Planning Authority. This report shall include construction details of the foundation, cross-sections for the areas located within the root protection area, a method statement which includes using sleeved mini piled foundations , cantilevered foundations into the RPA and ground beam/ reinforced raft with no surface excavations beyond the current foundations depth.</p> <p>The development shall be carried out 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 avoid inappropriate excavations and damage to the trees, ensuring that disturbance to the roots of the tree is minimised and to maintain a healthy rooting area to ensure the long term health of the tree thereby its contribution to the amenity of the locality. To protect the health and stability of trees to be retained on the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
17	Removal of the existing structure
	<p>CONDITION: The existing single storey structure between the front of the school and the boundary to Sussex Way shall be fully demolished and removed and the site cleared prior to the commencement of works for the approved new facilities.</p> <p>REASON: To ensure that the level of open play space is optimised and that all redundant structures are cleared from the site.</p>

List of Informatives:

1	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. 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.</p>

2	Community Infrastructure Levy (CIL) (Granting Consent)
	<p>CIL 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 London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and 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 Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</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 and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>

APPENDIX 2: RELEVANT POLICIES

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

National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

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

A) The London Plan 2011 - Spatial Development Strategy for Greater London

Enjoying London

3D.8 (Realising the Value of Open Space and Green Infrastructure)

3D.13 (Children and Young People's Play and Informal Recreation Strategies)

3D.14 (Biodiversity and Nature Conservation)

3D.15 (Trees and Woodland)

3D.18 (Education Facilities)

5 London's response to climate change

Policy 5.3 Sustainable design and construction

4A.4 (Energy Assessment)

4A.7 (Renewable Energy)

4A.9 (Adaptation to Climate Change)

4A.11 (Living Roofs and Walls)

4A.14 (Sustainable Drainage)

4A.19 (Air Quality)

7 London's living places and spaces

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

CS16 (Play space)

CS18 (Delivery and Infrastructure)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

Policy CS10 (Sustainable Design)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Health and open space

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM6.3 Protecting Open Space
DM6.5 Landscaping, trees and biodiversity

DM7.4 Sustainable design standards

Transport
DM8.4 Walking and cycling
DM8.5 Vehicle parking

E) Site Allocations June 2013

None

Designations

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

Islington Local Plan

None

London Plan

None

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design
Inclusive Landscape Design
Urban Design Guide
Inclusive Design in Islington

London Plan

Accessible London: Achieving and
Inclusive Environment
Sustainable Design & Construction
Providing for Children and Young
Peoples Play and Informal Recreation
Planning for Equality and Diversity in
London