

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 A		
Date:	16 th April 2015	NON-EXEMPT

Application number	P2014/3589/FUL
Application type	Full Planning (Council's Own)
Ward	Tollington Ward
Listed Building	No
Conservation Area	No
Licensing Implications Proposal	None
Site Address	Land at Oakdale Court, adjacent to no. 29 Fortnam Road, London N19 3NS
Proposal	Erection of a two-storey end-of-terrace building containing 2 one-bed flats, with associated boundary treatment and landscaping on existing car parking spaces between Oakdale Court and 29 Fortnam Road.

Case Officer	Stefan Sanctuary
Applicant	Islington Council
Agent	Mr Roger Stong

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. conditional upon the prior completion of a Directors' Agreement securing the heads of terms as set out in Appendix 1.

2 SITE PLAN (SITE OUTLINED IN BLACK)



3 PHOTOS OF SITE/STREET

Image 1: Birdseye View of the site



Image 2: Subject site looking east



Image 3: Subject site looking south



Image 4: Rear of site



4 SUMMARY

- 4.1 The application seeks permission for the erection of a two-storey end of terrace building containing 2 one-bedroom flats, associated boundary treatment and landscaping on car parking spaces between Oakdale Court and 29 Fortnam Road.
- 4.2 The main considerations are the impact of the development on the character and appearance of the area as well as the residential amenity of the neighbouring occupiers and the quality of residential accommodation provided for future residents. The impact of the loss of an existing car parking space will also need to be considered.
- 4.3 The subsequent sections of the report assesses the impact on neighbours and concludes that the development would not have a significant impact on the adjoining neighbouring properties' amenity in terms of loss of light, overlooking or overbearing effect. Moreover, the internal layout of the proposed flats meets modern standards and the ground floor flat is provided with outdoor amenity space in accordance with Council objectives and planning policies.
- 4.4 The redevelopment of the site does not provide vehicle parking on site and the occupiers will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with Islington Core Strategy policy CS10 Section H which identifies that all new development shall be car free. The site also has sufficient space for cycle storage in accordance with Council's policies.
- 4.5 Finally, the residential units will be solely used for social housing secured by Directors' Agreement. The proposal is thus considered to be acceptable and broadly in accordance with the Development Plan policies.

5 SITE AND SURROUNDING

- 5.1 The application site is located on the south-eastern side of Fortnam Road at the end of a terrace of late-Victorian properties. The site is bordered by a four-storey Council-owned apartment block known as Oakdale Court to the south-west and a terrace of Victorian properties on the opposite side of Fortnam Road to the north-west.
- 5.2 To the south and east of the application site are a group of more contemporary residential properties within a cul-de-sac. The area is characterised by mainly low-rise residential buildings and Victorian terraced houses are the predominant building typology.
- 5.4 The application property is not a listed building, nor does it lie within a Conservation Area.

6 PROPOSAL (in Detail)

- 6.1 The application involves the erection of a two-storey end of terrace building containing 2 one-bedroom flats, with associated boundary treatment and landscaping on existing car parking spaces between Oakdale Court and 29 Fortnam Road. The proposal would result in the demolition of the existing pram shed which forms part of the neighbouring estate (*note: an existing pram shed, which serves the needs of residents, would be retained*).
- 6.2 The proposed two-storey building would match the height of the existing terrace and the fenestration on the front elevation would match the pattern and rhythm of the existing fenestration on the terrace. The entrance to the first floor flat would be from the building's front elevation adjacent to the neighbouring property's front entrance.
- 6.3 The entrance to the ground floor flat would be on the building's side elevation behind a low boundary wall. The side elevation would have a number of openings to provide natural light to both ground and first floor flats. The ground floor flat would be some 51sqm in size and would have access to an area of outdoor amenity space to the rear. The first floor would be 51.5sqm in size with a Juliette balcony on the rear elevation.

7 RELEVANT HISTORY

Planning Applications

- 7.1 An application (P2013/2928/FUL) for a the erection of 2-storey two-bed dwelling house on the existing car parking spaces between Oakdale Court and 29 Fortnam Road with a roof terrace, associated boundary treatment and landscaping was withdrawn in April 2014.

Enforcement

- 7.2 None

Pre- Application Advice

- 7.3 None relevant

8 CONSULTATION

Public Consultation

- 8.1 A total of 106 letters were sent to occupants of adjoining and nearby properties on Fortnam Road, Kiver Road and Holloway Road as well as Sylvan and Oakdale Court on the 8th December 2014. A site notice was also displayed. A further 106 letters were sent out following amendments to the scheme on the 19th February 2015 The public consultation of the application

therefore expired on 5th March 2015 however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 A total of 4 letters of objection and 1 in support were received in response to the initial consultation. A further 4 letters were received with similar objections following the second consultation and a petition of 18 residents was sent in objection to the application. The following issues were raised (and the paragraph numbers responding to the issues in brackets).

- (i) the proposal would constitute an incongruous building design [paragraph 10.6-10.8];
- (ii) the development would result in a loss of privacy [paragraph 10.13];
- (iii) The proposed would result in a loss of daylight / sunlight [paragraph 10.12];
- (iv) The construction of the new building would result in structural damage to neighbouring properties [paragraph 10.29];
- (v) That the proposal does not include enough family housing [10.17-10.18];
- (vi) The development would further exacerbate parking issues in the street [paragraph 10.21]
- (vii) That this end-of-terrace development should be refused because others were previously refused roof extensions.

Internal consultees

8.3 **Access Officer:** The following comments were made:

- There is no provision for the installation of a lift to serve the first floor (an area has now been identified where a lift could be installed in the future);
- There is no specified location for bike storage and mobility scooters (this has now been shown on plan);
- The bathroom and bedrooms in the first floor flat do not meet Lifetime Homes criteria (these have now been rearranged to ensure compliance);

8.4 **Design & Conservation:** Objections were initially raised to the proposal. However, amendments have now been made that address the concerns raised and the proposal is now considered to be acceptable in terms of design.

8.5 **Tree Preservation Officer:** No objections were raised by the tree preservation officer

9 REVELANT POLICIES

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

9.1 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 and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

Development Plan

9.2 The Development Plan is comprised of the London Plan 2015, 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.

Supplementary Planning Guidance (SPG) / Document (SPD)

9.3 The relevant SPGs and/or SPDs are listed in Appendix 2.

10 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land use;
- Design and appearance
- Neighbouring amenity impacts;
- Quality of resulting accommodation and dwelling mix;
- Transport and highways;
- Accessibility;
- Section 106.

Land use

10.2 The site is within a residential area with a mixture of terraced houses and apartment buildings characterising the immediate vicinity. The 4-storey Oakdale Court adjoining the site contains residential dwellings and ancillary uses associated with the residential use. The new dwellings would be created

in car parking spaces currently associated with Oakdale Court and thus the existing residential use would be maintained.

- 10.3 The principle of the proposal is considered acceptable subject to complying with the remaining issues dealt with in this report. The principle of the proposal would thus comply with Policies 3.3 (Increasing housing supply) 3.4 (Optimising housing potential) of the London Plan 2015, Policy CS12 (Meeting the housing challenge) of Islington's Core Strategy 2011 and Development Management Policy DM3.1 (Mix of housing sizes).

Design and Appearance

- 10.4 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, Policy DM2.1 of Islington's adopted Development Planning Policies requires all forms of development to be of high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics.
- 10.5 The site is situated within a predominately residential area outside of designated Conservation Areas. Fortnam Road is mainly characterised by low-rise residential development with Victorian terraced houses the most predominant building typology. Though the application site forms part of the existing car park within the curtilage of the post-war apartment building known as Oakdale Court, the most relevant urban context for any development at this location would be the adjoining residential terrace, which the proposed development would form a part of.
- 10.6 The proposed building would form an end-of-terrace house, which would follow the height of the existing terrace. The front elevation would consist of a front door set within an entrance porch and a squared bay window at ground floor level. On the first floor, the two proposed windows would match the pattern and size of fenestration along the terrace. It should be noted that the architect's intention is not to create an identical match to the existing terrace. Rather, it is intended that the proposal would provide a modern building, which responds to and reflects existing features along the terrace. As such the building's front elevation creates a modern interpretation of neighbouring buildings introducing new materials and detail while maintaining the overall shape, massing and characteristics of the existing terrace.
- 10.7 The side elevation introduces a sequence and pattern of windows that is alien to the Victorian terrace but picks up on the narrower rectangular shapes that are prevalent on the adjoining Oakdale Court. This elevation also contains the front door to the ground floor flat behind a low brick wall. The length and height of the side elevation matches that of the Victorian terrace and includes a back addition that narrows at first floor level.
- 10.8 While the height at the rear of the proposed building matches that of the existing parapet which forms the side boundary with the neighbouring

property, the back addition has a flat roof and is considerably wider than those within the terrace. As a result, the mass and bulk of the back addition of the proposed building is somewhat greater than the neighbouring Victorian properties. The rear elevation includes a door and window at ground floor level as well as a Juliette balcony at first floor level, which is not a feature typical of neighbouring buildings. That being said, these features would not be visible from the street and are not considered to disrupt the symmetry and overall character of the neighbouring terrace.

- 10.9 The success of this development will be dependent on the quality of materials proposed. Details of materials would be required by condition in the event that planning permission is granted. The proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.4 (Character), 7.6 (Architecture) of the London Plan 2015, CS8 (Enhancing Islington's character) of the Core Strategy 2011 as well as Development Management Policy DM2.1.

Neighbouring Amenity

- 10.10 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of air quality, dust, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policy 7.14 and 7.15 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.11 Moreover, London Plan Policy 7.6 requires for buildings in residential environments to pay particular attention to privacy, amenity and overshadowing. In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 10.12 An accepted method for assessing the development's likely impact on daylight to neighbouring properties is the 45 degree rule of thumb. In essence, a significant amount of light is likely to be blocked if the centre of a potentially affected window lies within the 45 degree lines of both plan and elevation as drawn from the proposed building or extension. This is clearly not the case in this instance as the proposed building does not even come forward of the existing rear building line. A further assessment, referred to as the 25 degree rule of thumb, is applied when new development directly faces affected windows. The nearest window facing directly onto the proposed development is a significant distance away from this window and as such the development is not considered to result in a significant loss of daylight / sunlight to neighbouring properties. While the garden of the neighbouring property is likely to suffer an increase in overshadowing, the level of overshadowing is

not considered to be any more than would normally be expected on a row of terrace houses.

- 10.13 In terms of privacy, consideration should be given to the potential for overlooking between windows within the proposed development and the neighbouring properties of 29 Fortnam Road and Oakdale Court. No new windows are proposed that would allow for overlooking into any of the internal spaces of the neighbouring 29 Fortnam Road. However, a Juliette balcony would overlook the gardens along the terrace. The opportunities for overlooking provided by this feature are not considered to be any greater than already exists from the neighbouring windows along the terrace. A number of windows are proposed in the side elevation of the proposed dwelling, which would face onto the neighbouring Oakdale Court. However, the elevation of this block that faces the proposed development is essentially blank with no openings or windows.
- 10.14 Overall, the proposal is not considered to result in any significant impacts on residential amenity in terms of loss of daylight, sunlight, privacy or an increased sense of enclosure. The proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 (Design) of the Development Management Policies Plan 2013.

Quality of resulting accommodation and dwelling mix

- 10.15 The National Planning Policy Framework acknowledges the importance of planning positively for high quality and inclusive design for all development, and requires the boroughs to deliver a wide choice of quality homes. The London Plan (2015) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality.
- 10.16 Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes and favours the provision of larger family-sized social rented units.
- 10.17 The proposed development consists of two 1-bed units and does not provide any 'family housing'. The dwelling mix proposed clearly constitutes an overprovision of 1-bed units and an underprovision of family accommodation. However, the dwelling mix has been based on actual current demand rather than long-term Council aspirations and the application has been accompanied by information on housing waiting lists which shows that by far the most sought-after housing type are one bed dwellings.
- 10.18 The supporting text of policy DM3.1 within Development Management Policies relates to this objective, stating '(t)here may be proposals for affordable housing schemes that are being developed to address short term changes in

need/demand as a result of specific interventions (for example, efforts to reduce under-occupation). In these situations deviation from the required policy housing size mix may be acceptable. In such cases registered providers will need to satisfy the council that the proposed housing size mix will address a specific affordable housing need/demand and result in an overall improvement in the utilisation of affordable housing units in Islington'. Under these circumstances no objection is raised to the proposed dwelling mix.

- 10.19 The proposed units are well laid out and would form attractive and high quality internal living environments with private amenity space provided to the ground floor unit. Both units would have good access to sunlight/daylight and would result in spacious internal layouts. Both units are some 51 sqm with rooms that exceed the internal space standards set within Islington's Development Management Policies. The dwellings also have generous storage areas and dedicated refuse stores. Sufficient space exists on site for both units to have space for cycle parking. In the event of planning permission being granted, the permission would be subject to appropriately-worded conditions to ensure that safe, convenient and secure cycle parking is provided.
- 10.20 The proposal would comply with policy DM3.5 of the Development Management Policies. Given the generous sizes of the units, including dual aspect design and inclusively-designed layouts, the proposal would provide a satisfactory living environment for future occupiers of the units and would therefore comply with Development Management Policy DM3.4 (Housing Standards).

Highways and Transportation

- 10.21 The development would be car free, as required by Core Strategy Policy CS10 and as per proposed condition 8 of recommendation B, which restricts future of occupiers of residential units from obtaining a residents permit. This would protect the provision of spaces for existing users.
- 10.22 The development would also involve removing one of the existing car parking spaces currently associated with Oakdale Court. However, it has been confirmed by the applicant that a sufficient number of car parking spaces will be retained to meet the demand and needs of existing residents.
- 10.23 New residential units are required to provide 1 cycle space per bedroom. As per policy DM8.4 of the Development Management Policies, the proposal provides cycle parking in accordance with the minimum standards set out in Appendix 6. A condition can be attached requesting further details prior to the commencement of the development.

Accessibility

- 10.24 Proposals for residential development need to respond to London Plan Policy 3.8 and 7.2 which require for all new housing to be built to 'The Lifetime Homes' standard and to achieve the highest standards of accessible and

inclusive design. Islington's Core Strategy Policy CS12 requires for all housing to comply with 'flexible homes' standards as set out within the Accessible Housing SPD.

- 10.25 The applicants have worked together closely with LBI access officers to achieve an accessible and inclusive layout. The application proposes level access to both of the proposed new units and the ground floor flat fully meets both Islington's Flexible Homes standard and the national Lifetime Homes standards. The first floor flat has been amended since the original application was submitted and now has an inclusively designed layout that meets the standards.
- 10.26 The widths of corridor and doors proposed comply with our minimum standards and would ensure ease of movement within the dwellings. The internal arrangements meet flexible homes standards and the bathrooms would be wheelchair adaptable. The proposal is in accordance with policy and meets inclusive design standards, in accordance with Core Strategy Policy CS12.

Landscaping

- 10.27 Given that the site currently contains no trees and is predominately hard landscaping, the inclusion of garden area and landscaping is a considerable benefit. While the garden areas shown on the proposed plans indicates mainly hard landscaping, further details on landscaping would be required by condition in the event of planning permission being granted in order to ensure good quality outdoor amenity for future residents.
- 10.28 As such, the proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and Woodlands) of the London Plan 2015 and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of the Development Management Policies 2013.

Section 106

- 10.29 The proposal is a minor application for two residential dwellings, which is below the affordable housing threshold of ten units (policies 3.13 of the London Plan and CS12G of Islington's Core Strategy).
- 10.30 Any permission would be subject to a Directors' Agreement to ensure that the housing remains in social ownership (subject to Council's nomination rights) and is not disposed of on the private market (Appendix 1). The development is also subject to a contribution of £2,000 towards off-setting carbon emissions, which has also been secured by Directors' agreement.

Other matters

- 10.31 Neighbouring occupiers have objected on the basis that the street suffers from subsidence and that the development proposed would affect the structural

integrity of neighbouring houses. It should be noted that this is not a planning consideration and should be picked up by building regulations and party wall agreements.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application seeks permission for the erection of a two-storey end of terrace building containing 2 one-bedroom flats, with associated boundary treatment and landscaping. The new dwellings would be created on car parking spaces currently associated with the neighbouring apartment building and thus the principle of residential development on this land is considered acceptable.
- 11.2 The impact on neighbours has been assessed and it is not considered that the development would have an impact on the adjoining neighbouring properties amenity in terms of loss of light, overlooking or overbearing effect. Moreover, the internal layout of the proposed flats meets modern standards and the ground floor flat is provided with outdoor amenity space in accordance with Council objectives and planning policies.
- 11.3 The redevelopment of the site does not provide vehicle parking on site and the occupiers will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with Islington Core Strategy policy CS10 Section H which identifies that all new development shall be car free. The site also has sufficient space for cycle storage in accordance to the Council's policies.
- 4.5 These residential units will be solely used for social housing secured by Directors' Agreement. The proposal is considered to be acceptable and to be broadly in accordance with the Development Plan policies.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Director level agreement between the Service Director of the Council’s Housing and Adult Services department and relevant officers in the local planning authority 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:

1. Securing the Provision of two residential units for social housing
2. Contribution of £2,000 towards carbon off-setting

RECOMMENDATION B

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

List of Conditions:

1	<p>Commencement (Compliance)</p> <p>3 YEAR CONSENT PERIOD: 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	<p>Approved Plans List: (Compliance)</p> <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Drawing Numbers FR-01; FR-02; FR-03 Rev C; FR-04 Rev B; FR-05; FR-07; Design & Access Statement March 2015.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials and Samples</p> <p>CONDITION: Details and samples of all facing materials and detailed drawings of all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. These shall include:</p> <p>a) Samples of all facing brickwork types, including mortar and pointing; b) Window and door treatment (including sections and reveals); c) details and sample of roofing materials; d) any other materials to be used.</p>

	<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 interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
	<p>Boundary Treatment</p>
4	<p>CONDITION: Detailed drawings at scale 1:20 or similar in respect of side and rear boundary walls shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
5	<p>Cycle Parking Provision (Compliance)</p> <p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The storage shall be covered, secure and provide for no less than 2 cycle spaces.</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
6	<p>Accessible Homes Standards (Compliance)</p> <p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
7.	<p>Waste Management</p> <p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no.FR 003 Rev B shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>

8.	Car free development
	<p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <p>i) In the case of disabled persons; ii) In the case of units designated in this planning permission as "non car free"; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.</p> <p>REASON: To ensure that the development remains car free.</p>
9.	Removal of Permitted Development Rights (Compliance)
	<p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellinghouse(s) hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme.</p>
10.	Noise Control Measures
	<p>A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:2014):</p> <p style="padding-left: 40px;">Bedrooms (23.00-07.00 hrs) 30 dB $L_{Aeq,8\text{ hour}}$ and 45 dB $L_{max\text{ (fast)}}$ Living Rooms (07.00-23.00 hrs) 35 dB $L_{Aeq, 16\text{ hour}}$ Dining rooms (07.00 –23.00 hrs) 40 dB $L_{Aeq, 16\text{ hour}}$</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: To secure an appropriate internal residential environment for future residents.</p>
11.	Landscaping
	<p>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The landscaping scheme shall include the following details:</p> <p>a) soft plantings: including grass and turf areas, shrub and herbaceous areas;</p>

	<p>b) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;</p> <p>c) hard landscaping; and</p> <p>d) any other landscaping feature(s) forming part of the scheme.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>REASON: In the interests of residential amenity and ecological value.</p>
12.	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> <p>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.</p> <p>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.</p> <p>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> <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>

List of Informatives:

1	Positive statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p>

	<p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.</p>
2	<p>Community Infrastructure Levy (CIL)</p> <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>
3	<p>Directors' Agreement</p> <p>Please note that this application is subject to a Service Level Agreement between directors to ensure that the residential units remain as social housing.</p>
4	<p>Other legislation</p> <p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations & the Party Wall etc. Act 1996 ("the Act").</p>
5	<p>Superstructure</p> <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>

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

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.15 Coordination of housing development and investment

5 London's response to climate change

Policy 5.3 Sustainable design and construction

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

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

Housing

DM3.1 Mix of housing sizes

DM3.4 Housing standards

DM3.5 Private outdoor space

Health and open space

DM6.5 Landscaping, trees and biodiversity

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.4 Sustainable design standards

Transport

DM8.5 Vehicle parking

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design

Small Sites Contribution

Accessible Housing in Islington

Inclusive Landscape Design

Planning Obligations and S106

Urban Design Guide

London Plan

Accessible London: Achieving and

Inclusive Environment

Housing

Sustainable Design & Construction