

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		
Date:	21 st May 2015	NON-EXEMPT

Application number	P2014/0472/FUL
Application type	Full planning application
Ward	Finsbury Park
Listed Building	Not Listed
Conservation Area	No
Licensing Implications Proposal	None
Site Address	Land at rear of nos. 13 -17 Thane Villas, London N7 7PH
Proposal	Construction of 3 self-contained single storey dwellings to the rear of 13-17 Thane Villas (2 x 3 bed 4 person 1 x 3 bed 5 person) together with associated bin and cycle storage.

Case Officer	Ben Oates
Applicant	Hibbs Property Holdings Ltd & Kafes Ltd
Agent	Willingale Associates

1. RECOMMENDATION

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

1. the conditions set out in Appendix 1;
2. subject to completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2 SITE PLAN (SITE OUTLINED IN BLACK)



3 PHOTOS OF SITE/STREET

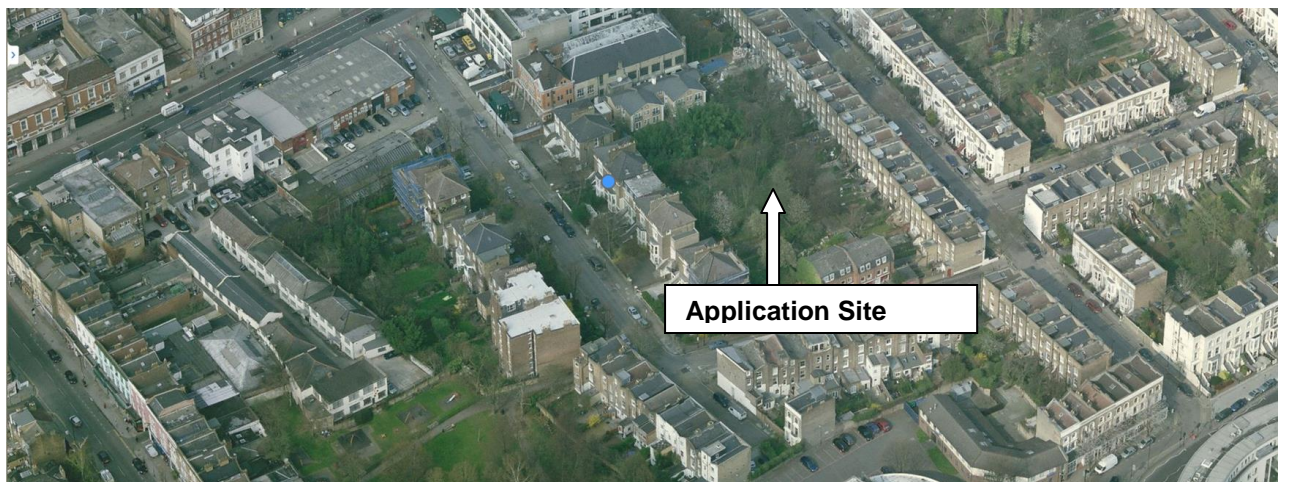


Image 1: Aerial view of SU



Image 2: Front of 17 Thane Villas – access to the proposed development through existing side gate adjacent to common boundary with No.19 Thane Villas

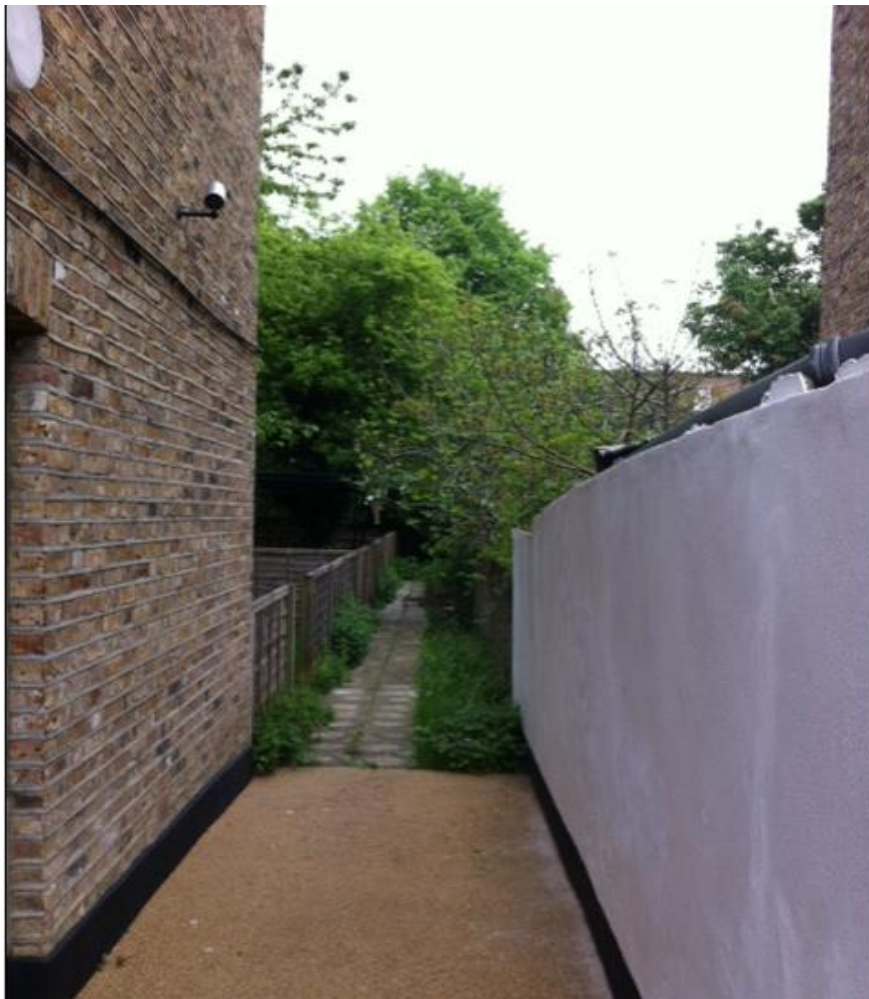


Image 3: Access lane to the site



Image 4: Existing site with protected trees along rear boundary



Image 5: Application site with boundary fence subdividing plot with rear garden of Nos.13-19 Thane Villas



Image 6: Existing rear elevation of No.13-17 Thane Villas



Image 7: 3D model of proposed development in the context of surrounding dwellings.

4 SUMMARY

- 4.1 The application seeks permission for the erection of 3 self-contained single storey dwellings to the rear of 13-17 Thane Villas (2 x 3bed 4 person and 1 x 3 bed 5 person) together with associated refuse stores, cycle storage and landscaping.
- 4.2 The principle of the development is considered acceptable with sufficient private garden space retained for both the existing and proposed developments. The area is residential in character and the site is not within a Conservation Area.
- 4.3 The single storey design, layout scale and massing of the proposed development is considered acceptable. Whilst the Design & Conservation Officer has raised some concerns regarding the impact on the setting of the locally listed buildings, given its low height and it's predominately green design (green roof and TPO trees in background), it is considered to result in a compact development that sits comfortably without detracting significantly from the locally listed building or character of the area.
- 4.4 The quality and sustainability of the resulting scheme is acceptable, complying with the minimum internal space standards required by the London Plan and Mayor's Housing SPG (Nov 2012). The Core Strategy aims to ensure that in the future an adequate mix of dwelling sizes are delivered within new development, alongside the protection of existing family housing. 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 DM9 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes. Each of the proposed units are 3 bedroom developments.
- 4.5 Private amenity space is provided in accordance with the Council's requirements. It is proposed that the new build dwellings would be constructed to meet the standards set by the Code for Sustainable Homes. It is also proposed that the development would incorporate green roofs.
- 4.6 The redevelopment of the site has no vehicle parking on site and 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 which identifies that all new development shall be car free. Appropriately located cycle parking facilities for residents have been allocated within the site in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines'.
- 4.7 In summary, the proposal is considered to be acceptable and is broadly in accordance with the Development Plan policies.

5 SITE AND SURROUNDING

- 5.1 The application site is on the eastern side of Thane Villas to the rear of Nos.13-17 Thane Villas (Locally listed). The front property comprises a three storey Victorian semi-detached building currently subdivided into 14 flats.
- 5.2 The site is accessed from the front via a side gate between the common boundary with 19 Thane Villas with a pathway leading down to the site. The area to the rear of 13-17 Thane Villas is presently subdivided into a communal garden space for those properties including cycle storage with a 2 metre high fence separated remaining of the site. This green area is currently private open space with 5 TPO trees situated along the rear boundary which separate the site from the rear gardens Nos.21 to 33 Berriman Road.
- 5.3 In general the area is predominately residential with a mixture of flats and larger residential dwellings. Thane Villas also lies directly to the south east of Seven Sisters commercial road. The site is not within a Conservation Area however, Nos. 13-17 Thane Villas are locally listed building.

6 PROPOSAL (in Detail)

- 6.1 The proposed development seeks planning permission for the construction of 3 self-contained single storey dwellings to the rear of 13-17 Thane Villas (2 x 3bed 4 person 1 x 3 bed 5 person) together with associated bin and cycle storage and garden area.
- 6.2 The development would be situated to the rear of Nos.13-17 Thane Villas and would be accessed through an existing side gate situated along the boundary with No.19 Thane Villas. A laneway (1.5 metres wide between boundary of 17 and 19 Thane Villas) would extend approximately 25 metres in length to the subject development.
- 6.3 The proposed development would be a predominately single storey development with a unique split level finish resulting in curved “fin like” flank walls which rise to a maximum height of 3.5 metres. It would be set in 4 metres from the common boundary with No.19 Thane Villas and 14 metres back from the main rear wall of 13-17 Thane Villas.
- 6.4 Given the backland site, the development includes measures to protect the amenity of both properties with a retaining wall feature creating a vertical barrier between the rear wall of Nos.13-17 Thane Villas and the subject site. The properties would have a green roof and 2 roof lights providing additional daylight to the 3 units.
- 6.5 Each residential unit would provide 3 bedroom accommodations with access to sizeable garden to the rear. The units would include separate dining/kitchen and living space. One of the units would be fully meet the flexible homes standards. The subject properties would also provide additional cycle storage

and bin storage with a similar smaller in height designed storage to the main building.

- 6.6 Hedging along the side boundary with No.11 would be retained with the development also outside the crown spread of the TPO trees and further landscaping proposed to the rear of the existing residential units.

7. RELEVANT HISTORY

Planning Applications:

- 7.1 **861467** 13-15 Thane Villas – Erection of extension at second floor level. **Approved 13/4/88**
- 7.2 **900114** 13-15 Thane Villas – Continued use as hostel **Approved 01/08/94**
- 7.3 **P061628** 17, Thane Villas – Erection of a first floor side extension. Conversion of single dwelling to provide 4 self-contained flats (1 x 3 bed, 2 x 2 bed and 1 x 1 bed). **Approved 11/09/06**

Enforcement:

- 7.4 None

Pre-application:

- 7.5 **Q2013/3914/MIN rear of 13-17 Thane Villas** Construction of 2 x 3 bed houses and 4 x 2 bed houses with associated landscaping (Concluded that the number of units (6) is therefore in principle unacceptable. It may be possible to create 1-3 units on the site but this would be subject to a new assessment.)

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 21st March 2014 and following the receipt of amended plans (reducing the scheme by 1 unit) follow up consultation letters were sent on the 15th May 2014 providing residents with opportunity to comment on the proposed scheme. A Site Notice was also displayed to the front of 13-17 Thane Villas given member of the local community the opportunity to comment on the proposal.
- 8.2 Four letters of objection were received. The issues raised are summarised below (with paragraph numbers stated in brackets stating where the issue is addressed)

- Undesirable infill development – too crowded and cramped (10.6 - 10.9)
- Houses appear to fall below habitable room standards (10.13)
- Density of the development is excessive (10.9)
- It does not compliment the adjacent Conservation Area (10.22)
- Proximity of the development to the boundary of No.19 Thane Villas (10.17)
- Impact on the trees (8.9)
- Blocking of sunlight and privacy (10.17)
- Concerns regarding use of the green roof as a terrace area and attract pests (10.23)
- Concerns for Fire Brigade access (8.11)
- Waste storage not adequate (8.10)
- Insufficient provision for dealing with ground and waste water (8.5)
- It would not add to local amenity of the occupants of Thane Villas (10.17)
- Car parking concerns (10.19)
- Issues for school places (10.24)
- Concerns of noise during the construction phase (10.25)
- Increased opportunities for burglary due to access arrangements (8.12)

Internal Consultees

8.3 **Design & Conservation:** The revised scheme with the reduced size and the number of dwellings would lessen the impact; however there remains a concern regarding the close proximity of the development to the locally listed building and its setting.

8.4 **Planning Policy:** Concerns raised regarding loss of private garden space. Amended plans reduced the development by 1 unit, increasing the garden space by an addition 100m². Updated floorspace figures for the developed versus undeveloped sections elements of the site would be useful. It is still considered to be a significant amount of the private open space being developed.

DM6.3 part E restricts such development unless exceptional circumstances can be demonstrated and where the key factors of DM6.3 (E) have been addressed. It is still not clear how the key considerations of DM6.3 (E), DM6.5 or DM6.6 in relation to biodiversity and flood alleviation will be addressed. This should be covered within landscape plan.

8.5 **Sustainability Officer:** Flood alleviation/SuDS – The information presented is indicative only, but demonstrates that flood alleviation impact can be minimised through the design. This would need to be secured through a dischargeable conditions with details to be agreed, as the drainage layout proposed is only ‘possible SuDS layout’ Ecological connectivity – should be built into/demonstrated through the detailed landscape design. DESIGN: Code pre-assessment report submitted, achieving sustainability code level 4. The other design concerns are now broadly addressed

- 8.6 **Access Officer:** Initial scheme did not meet the accessible design standards. The revised information shows the omission of one unit with a fully flexible home now proposed and 2 accessible dwellings. Acceptable subject to condition.
- 8.7 **Transport Planning:** Cycle storage provided in accordance with transport policies. The scheme shall not be eligible for parking permits.
- 8.8 **Acoustic Officer:** No objections
- 8.9 **Tree Officer:** No objection subject to conditions protecting trees and landscaping plan.
- 8.10 **Refuse and Recycling:** No objection subject to a condition requiring further details for approval. The bin storage area is too far from the collection vehicle waiting point; therefore provisions to have these bins moved to a more convenient location on collection day is required.

External Consultees

- 8.11 **Fire Department:** Recommends that there should be fire brigade access to the perimeter of the building and sufficient hydrants and water mains in the vicinity. Sprinklers are recommended 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 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.
- 8.12 **Police:** No objection surveillance from the existing rear elevation on Nos.13-17 Thane Villas reduces risk of crime.
- 8.13 **Environment Agency:** The main flood risk issue at this site is management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. Surface water runoff rates and volumes from the site must be managed in accordance with the London Plan (July 2011) which sets higher standards than the NPPF for the control of surface water run-off.

9 RELEVANT 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 is a material consideration and has been taken into account as part of the assessment of these proposals.
- 9.2 The National Planning Practice Guidance 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 2015, Islington Core Strategy 2011, Development Management Policies 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)

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

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Principle of the development,
- Design, Character and appearance,
- Standard of accommodation,
- Accessibility,
- Neighbouring amenity,
- Highways and Transportation, and
- The securing of necessary contributions towards affordable housing.

Principle of the development

- 10.2 The application is a residential development within a predominately residential area. It would involve the erection of 3 self-contained single storey dwellings to the rear of 13 – 17 Thane Villas together with associated refuse and cycle storage and garden area. It would be accessed via a pathway along the southern boundary adjoining 19 Thane Villas and is designed to integrate with rear garden setting to minimise amenity impacts on the existing dwellings. Amended plans have been provided during the processing of the application which has reduced the size of the proposed development, omitted one unit and increased the level of open space by 100m².
- 10.3 The key policy consideration is DM6.3 of the development management policies which seeks to protect private open space. Concerns were raised by the Planning Policy team that the scheme would lead to a loss of private open space without justification; being a key consideration of this policy. The other key considerations for this policy are whether there would be a significant

impact on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and flood alleviation. The amended proposal satisfactorily addresses these issues as discussed later in the report.

- 10.4 The policy states that the development should retain the open aspect of the site. The revised scheme has been set in from the boundaries thereby increasing the level of the green space surrounding the site. The scheme is single storey with a vegetated retaining wall directly in front of the development and a low, sloped green roof feature and with protected trees behind, which provides an open aspect with a significant amount of green space retained. This element has been described by the applicant as a 'Ha-Ha' style wall.
- 10.5 Historically the properties along this part of Thane Villas had large deep gardens that were proportionate to the scale of the buildings. Overtime, these large gardens have been eroded with similar backland developments occurring to the rear of 7, 9 and 21 Thane Villas, which has already broken consistency of this character. Whilst the nearby backland developments have been typically 2-3 stories in height, the proposed development would not add significant bulk to the rear of Thaness Villas given its emphasis on a green design and the single storey height. As several of the existing gardens along Thane Villas have already been reduced with development (with smaller garden plots sizes evident to the north and south), it would not significantly impact on the character and appearance of this part of Thane Villas.
- 10.6 The policy observations also make reference to the levels of development versus undeveloped areas. The proposed development would measure 390 squares metres in area. The garden areas to the rear and side would be retained measuring approximately 350 square metres. Further garden area serving the properties at Nos.13-17 Thane Villas would also be retained at 250 square metres in area and would sufficiently cater for the outdoor amenity-space requirements of the existing properties, which contain a mix of 1 bedroom, 2 bedroom and 3 bedroom flats.
- 10.7 In total 600 square metres of garden and amenity space would be retained serving the existing dwellings and proposed rear development. In terms of proportions, this would represent approximately 40% reduction in garden space which in theory could be allowed under permitted development if the development related to an outbuilding related to a domestic residential dwelling.
- 10.8 It is therefore considered that there would be sufficient open space retained following the proposed development. Furthermore, it is illustrated in the following sections of the report that the proposal would not result in significant impacts on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and/or flood alleviation effect.
- 10.9 Based on the additional information provided, the reduction of the scheme by one unit (to increase garden space), the low-scale and integrated design of the development and the existing backland units behind nearby properties

along Thanes Villas, it is considered that, in this instance, the proposal is acceptable in principle and complies with policy DM6.3 of the Development Management Policies.

Design, Character and appearance

- 10.10 The proposal has been designed to blend into the surrounding green garden setting by use of a vegetated retaining wall and curved green-roof that would camouflage the development when viewed from the existing building at the front of the property. The proposal would be set off a distance of 8m from the rear wall of the existing building (4m from the rear wall of the existing rear extension to part of no.'s 13-15) and the ground would gently slope up to a vegetated retaining wall to form a soft barrier between the proposed development and the existing building. The retaining wall would conceal the walkway entrance to the proposed units and the proposed building shape would continue with the slope of the ground to a maximum of 3.5m in height. Emphasis has been placed on allowing the backland development to blend into the green environs and the TPO trees to the rear, which would be retained. Although the proposal would be close to the existing building and increase the level of the development in the rear garden, it would not constitute as an intrusive or dominant form of development because of its innovative green design and low rise height. It is therefore considered that the proposal would not cause unacceptable harm to the setting of the nearby locally listed building or harm the character and appearance of the property or surrounding properties.
- 10.11 The retained the TPO trees along the rear boundary of the site would assist to conceal the proposed development from the upper floors of the neighbouring properties to the rear (Berriman Road), which are 24m from the rear elevation of the proposal. The proposed development would also only be 1.5m higher than the retained rear boundary fence; the proposed development is set approximately 8.5m away from the rear boundary fence, and therefore it would not be overly intrusive when viewed from the neighbouring properties on Berriman Road to the rear. It would also not be visible from any public place and would not be highly visible from the street. As such, it is considered that the proposed development would not be harmful to the character of the area or harmful to the setting of the locally listed building when viewed from the neighbouring properties.
- 10.12 For the above reasons, it is considered that the application would respect the scale, form and character of the existing dwellings and the green character of the surrounding area. The design of the proposed development is acceptable and complies with Core Strategy policies CS and CS9, and Development Management policies DM2.1, DM2.3, & Islington's Urban Design Guidance 2006 because of its low rise curved form it would not appear dominant or incongruous from the surrounding properties.

Standard of accommodation

- 10.13 The proposed self-contained residential units have been revised during the processing of this application to be 1 fully compliance flexible home and 2 further units. Each of the units would contain 3 bedrooms with a generous garden to the rear. The 2 x 3 bedroom 4 person units would have internal floor space of 77 square metres which would meet the criteria and include sufficient storage space. The larger 1x3 bedroom 5 person unit would have 90 square metres floor space which complies also with the internal floor space standards.
- 10.14 Despite its easterly orientation, which is restricted due to the orientation of the existing property, each unit would be dual aspect with a good internal layout. Each bedroom would meet the minimum floor space standards; while the living/kitchen and dining room combination would also meet the required 27 and 29 square metres for both types of units. The fully glazed living room would project onto the rear gardens and would give the perception of a larger living space given the size of garden to the rear of each unit.
- 10.15 It is considered that the proposal would provide a good internal living environments and space standards. Both double bedrooms would be a minimum of 12 metres and the open plan living space minimum 25 square metres. Overall, the general layout, room sizes and internal floor space (including private amenity space) would meet the recommended guidance set in DM3.4 & DM3.5 of the Development Management Plan and would provide satisfactory living condition for future occupiers of the dwelling.

Accessibility

- 10.16 The plans have been revised to seek to address the concerns by Access Officer. One of the units would be fully compliant with flexible homes standards with the remaining schemes meeting accessible standards. The rooms would generally be of suitable size and lifetime homes compliant. As such, the proposal would generally conform to accessible standards set within the Supplementary Design Guide (Inclusive Design) and would be contrary to Policy DM 2.2 (Inclusive Design) of the Development Management Plan 2013.

Neighbouring Amenity:

- 10.17 The proposed development would be a single storey development and the revised layout with the omission of a 4th residential unit along the boundary with 19 Thane Villas reduces visual impact from this neighbouring dwelling. There would not be any direct overlooking due to the positioning of the windows and proposed retaining wall at the front of the proposed development. To the rear, the main living space projects onto a row of protected trees. Given the overall height of the development and the positioning, there would be no loss of amenity to the neighbouring properties. The proposal would not lead to a loss of light, overlooking or over dominance to the remaining adjoining properties.

- 10.18 The proposal would therefore not conflict with Policy DM2.1 of the Islington's Development Management Policies or with Policies 7.4 and 7.6 of the London Plan in terms of potential harm on residential amenity.

Highways and Transportation:

- 10.19 The proposed units would not be eligible to apply for car parking permits in the area. The applicant has included cycle spaces for each unit to the side of the development in accordance with Development Management Policy DM8.4 (Walking and cycling). As such, it complies with the Council's transport policies.

Small sites (affordable housing) and carbon Off-setting contributions

- 10.20 The development would require a contribution towards affordable housing in the Borough, in line with policy CS12 of the Core Strategy and the Council's Supplementary Planning Document- 'Affordable housing- small sites' 2012.
- 10.21 However, a viability statement was submitted with the application with evidence within that the full contribution could not be afforded in this instance. However, this was assessed by an independent valuer who concluded that a full contribution of £150,000 would be required towards affordable housing. A Unilateral Agreement has been signed and agreed with a payment of £150,000 secured towards affordable housing. A further contribution of £4,500 has been secured towards carbon off-setting. Therefore, the proposal complies with policy CS12G of the Islington Core Strategy 2011 and the Islington Affordable Housing Small Sites Contributions SPD.

Other issues

- 10.22 An objection received raised concerns that the proposal would not compliment the adjacent Conservation Area; however the property is not located near any Conservation Areas and therefore would not impact on their setting.
- 10.23 Concern was also raised that the proposed green roof would attract pests and could be used as a roof terrace. Given the nature of green roofs and that it would not be used a storage area for waste it is unlikely that pests would be attracted to the roof area any more than a normal single storey roof. Furthermore, the roof would not have any direct access from the proposed dwellings and it is considered unlikely to become a desired area for use as a roof terrace given its curved shape and the provision of generous rear gardens to each unit. A condition is recommended to remove Permitted Development rights, which will assist to control any unauthorised use of the proposed roof.
- 10.24 Concern was also raised in regards to the proposal causing issues for school places; however the proposal is liable to the Community Infrastructure Levy, which can be used to pay for improvements to community infrastructure including schools.

10.25 Disturbance from construction of the proposed development is not a material planning consideration. However, a condition requiring the submission of a construction management statement for approval has been included, which amongst other things will assist to mitigate impacts on neighbouring properties. Furthermore, any noise or disturbance complaints received during construction of the proposal would be investigated by the Council's Environment Services team.

11. SUMMARY AND CONCLUSION

Summary

11.1 The proposed development is acceptable in principle and would not result in unacceptable harm to the existing dwellings or their existing private open space. It would not lead to an adverse impact on neighbours' amenity or accessibility concerns and would not harm the character of the area. The proposed dwellings would have an acceptable standard of accommodation with sufficient cycle storage and a Unilateral Agreement has been signed and agreed with the local authority.

Conclusion

11.2 It is recommended that planning permission be granted subject to the unilateral undertaking and the conditions as set out in Appendix 1 – RECOMMENDATION A.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the completion of a section 106 agreement to secure

- a) A financial contribution of £150,000 towards the provision of off site affordable housing.
- b) A financial contribution of £4500 towards CO2 off setting.

List of Conditions:

Commencement (Compliance)	
1	<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>
Approved Plans List: (Compliance)	
2	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[Site Location Plan, N7_13-17TV_EX00K, N7_13-17TV_EX02K, N7_13-17TV_PP01M, N7_13-17TV_PP02M (Roof level plan and concept diagrams), N7_13-17TV_PP02M (Sections AA BB,CC), N7_13-17TV_PP04M, N7_13-17TV_PP05M, N7_13-17TV_PP06M, N7_13-17TV_PP07M, N7_13-17TV_PP08M, N7_13-17TV_PP09M, N7_13-17TV_PP11, N7_13-17TV_PP12M, 01.090-serie, Design, Access and Impact Statement for Residential Development of the site to the rear of Nos.13-17 Thane Villas, Thane Villas Code for Sustainable Home Pre-Assessment Rev A (04/08/2014), Sustainable Drainage Assessment:13-17 Thane Villas ref: 62782r1SuDs July 2014, Oxford Green Roofs: Green Roof and Landscaping Guidance Document August 2014, Oxford Green Roofs: Green Roof and Landscaping Guidance Document Addendum A October 2014, Bioverse Patented Permeable Paving Brochure, Arboricultural Report: Tree Survey Arboricultural Impact Assessment & Tree Protection Plan January 2014 (including Appendix B amended January 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>
Materials: (details)	
3	<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> <ol style="list-style-type: none"> a) solid brickwork (including brick panels and mortar courses) b) timber cladding (brochure specifications)

	<p>c) window treatment (materials and specifications); d) roofing materials; e) any other materials to be used.</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 securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	<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>
5	<p>Sustainable Urban Drainage System (Details)</p> <p>CONDITION: Details of a drainage strategy for a sustainable urban drainage system 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 based on an assessment of the potential for disposing of surface water by means of appropriate sustainable drainage systems and be designed to maximise water quality, amenity and biodiversity benefits. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve no net increase in surface water run-off from the site post-development. The drainage system shall be installed /operational prior to the first occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water.</p>
6	<p>Green/Brown Biodiversity Roofs (Compliance)</p> <p>CONDITION: The biodiversity (green/brown) roof(s) shall be:</p> <p>a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with details with Green Roof and Landscaping Guidance Document August 2014 hereby approved; and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).</p> <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>
7	<p>Construction Method Statement (Details)</p> <p>CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities vi. measures to control the emission of dust and dirt during construction vii. a scheme for recycling/disposing of waste resulting from demolition and construction works. <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 ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation.</p>
8	<p>Tree Protection Plan (Details)</p> <p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
9	<p>Landscape Plan (Compliance)</p> <p>The landscaping details shall be carried out in accordance with the details submitted in plan No. N7_13-17TV_PP011 N7_13-17TV_PP012M and the accompanying Green Roof and Landscaping Guidance Documents.</p> <p>All landscaping in accordance with the approved scheme shall be completed / planted during 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</p>

	<p>the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as so after.</p>
10	<p>Car Permits (Compliance)</p> <p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <ul style="list-style-type: none"> i) In the case of disabled persons; ii) In the case of units designated in this planning permission as "non car free"; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year. <p>REASON: To ensure that the development remains car free in accordance with policies 6.3 and 6.13 of the London Plan 2011, policy CS18 of the Islington Core Strategy 2011 and policy DM8.5 of the Development Management Policies.</p>
11	<p>Refuse/Recycling Collection (Details)</p> <p>CONDITION: Details of a dedicated collection point, for refuse and recycling bins to be moved to on collection day, shall be submitted to and approved by the local planning authority prior to the first occupation of the development hereby approved. The details (as may be approved) shall be implemented prior to the first occupation of the development and the bins shall be presented for collection in accordance with the details on collection day and stored within the dedicated refuse store on any other day.</p> <p>REASON: To ensure that refuse and recycling bins are located in an appropriate location for collection without harm to the visual amenity of the area.</p>
12	<p>Cycle Parking Provision (Compliance)</p> <p>CONDITION: The bicycle storage area(s) hereby approved, which shall be covered, secure and provide for no less than [9] bicycle spaces shall be provided prior to the first occupation of the development hereby approved 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>
13	<p>Removal Of Permitted Development Rights (Compliance)</p> <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</p>

	have on residential amenity and the overall good design of the scheme.
14	BREEAM
	<p>CONDITION: The development shall achieve a BREEAM [Office/Retail/Schools/Bespoke/multi-residential rating (2008)/BREEAM New Construction rating (2011)] of no less than 'Excellent'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>

List of Informatives:

	Positive statement
1.	<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>
	CIL Informative (Granted)
2.	<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>

	Definitions
3.	(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'. 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.
	Foundations
4.	The foundations of the new buildings must comply with the National House Building Council's Guidance NHBC Standards 2007, part 4.
	Construction hours
5.	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations as well as Environment Health Regulations.</p> <p>Any construction works should take place within normal working day. The Pollution Control department lists the normal operating times below.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Delivery and operating times - the usual arrangements for noisy works are</p> <ul style="list-style-type: none"> ○ 8am –6pm Monday to Friday, ○ 8am – 1pm Saturdays; ○ no noisy work on Sundays or Public Holidays (unless by prior agreement in special circumstances) </div>
	Section 106 Agreement
6.	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.
	Party Walls
7.	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"). Environmental Legislations and the Equality Act.

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 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 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)

Policy CS12 (Meeting the Housing Challenge)

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

DM8.4 Walking and cycling

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