

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:	29th June 2015	NON EXEMPT

Application number	P2015/1163/FUL
Application type	Full Planning Application
Ward	Bunhill Ward
Listed building	Not Listed
Conservation Area	St Luke's Conservation Area
Development Plan Context	Bunhill and Clerkenwell Core Strategy Key Area Central Activities Zone Employment Priority Area (General) St. Lukes Conservation Area Local Cycle Route
Licensing Implications	N/A
Site Address	Macpherson House 69 - 85 Old Street London EC1V 9HX
Proposal	Change of use of part of ground and basement floors from Use Class A2 to Use Class D1 including alterations to external ground floor facades on Old Street, Central Street elevations and rear elevations.

Case Officer	Nathaniel Baker
Applicant	Teresa Santucci - New Build and Regeneration Team, London Borough of Islington.
Agent	Riette Oosthuizen - HTA Design LLP

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



Image 1 - View along Old Street from east



Image 2 - View along Central Street and of rear

4 SUMMARY

- 4.1 The application proposes the change of use of a ground floor and basement print company (A2 use) to a Dentist and Youth Project Centre (both D1), and the replacement and insertion of shopfronts.
- 4.2 The dentist and Youth Project Centre would maintain the extent of employment floor space at the site and support the financial and business functions of the CAZ while introducing well designed social infrastructure.
- 4.3 The proposed shopfronts would introduce traditional proportions to the building, reinforce the horizontality and introduce a consistency to the ground floor elevation. Conditions are proposed to ensure that the hours of operation and use of the site would not lead to disturbance to neighbouring occupiers.
- 4.4 The proposed premises would be accessible and adequate servicing provision is proposed. Although there is no available space for on or off-site cycle parking provision the site is adequately served by sustainable modes of public transport with site users who arrive via bicycle able to use a publicly accessible cycle space to the west of the site.
- 4.5 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

5 SITE AND SURROUNDING

- 5.1 The site forms a corner building on the north west corner of the junction between Old Street and Central Street and consists of the ground floor corner area currently occupied by a print centre (A2 use), a ground floor bank at the western end and office space at first floor level and above. This part of Old Street is characterised by commercial and office uses while to the rear of the site is the Stafford Cripps Estate.

- 5.2 The building is four storeys in height, with a single storey rear projection and is typical of mid-century development, forming part of 4 similar buildings within this part of Old Street. The building has a market horizontal emphasis with projecting concrete lintels and cills, and liner brickwork and glazing. At ground floor level the building has cantilevered concrete canopies above the entrances onto Old Street. The bank frontage at the site has been altered multiple times to include a fascia sign, a projecting canopy and Automated Teller Machines. The existing print centre has a non-original façade onto Old Street with a glazed brick stall riser, a large fascia sign reducing the window opening heights and extensive window manifestations, while the Central Street elevation has higher level windows.
- 5.3 To the rear a single storey projection has a metal balustrade surround fixed directly to the brickwork, which provides little screening to the existing plant. Set between the buildings fronting Old Street and the Stafford Crips Estate is a service road and single storey garages blocks. The buildings have rear fire escapes and servicing doors onto this area. The application site includes three parking spaces within this rear area that serve as a servicing area and parking for the existing print centre.
- 5.4 The site is located within an Employment Growth Area (General), the Central Activities Zone and the St Luke's Conservation Area.

6 PROPOSAL (IN DETAIL)

- 6.1 The proposal is for the change of use of a ground floor and basement print company (A2 use) to a Dentist and Youth Project Centre (both D1), and external alterations.
- 6.2 The proposed external alterations consist of the replacement of the shopfront facing Old Street, the insertion of a glazed façade onto Central Street, the replacement of a metal balustrade surround at first floor level to the rear of the property with a brick parapet, the replacement of a door and insertion of windows and a louvered opening at ground floor level in the rear elevation and the provision of a access ramp to the rear elevation.
- 6.3 The plans also detail the replacement of the existing plant at first floor level but no plans have been submitted detailing the works.

Revision 1:

- 6.4 The plans were amended on 18th May 2015 to address the Inclusive Design Officer's comments.

7 RELEVANT HISTORY:

Planning Applications:

- 7.1 **P2014/4393/FUL** - Creation of roof terrace including the insertion of 1.1m high glass barrier around the outside of the terrace. Terrace to be used 9:00am to 6:00pm only - **Granted Conditional Permission** (17/12/2014).
- 7.2 **P031213** – Retention of three additional air conditioning condenser units at rear of premises at ground floor level - **Granted Conditional Permission** (01/09/2003).
- 7.3 **P012644** – Installation of new aluminium windows to first and second floors and installation of air conditioning equipment to the rear of the building - **Granted Conditional Permission** (07/02/2002).

Enforcement:

7.4 None.

Pre-application Advice

7.5 **Q2014/3274/MJR** – The proposal has been subject to ongoing pre-application discussions as part of a wider development at the Redbrick Estate.

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 51 adjoining and nearby properties at Old Street on the 7th April 2015. A site notice was displayed and a press advert published on 16th April 2015. The application was re-advertised on 21st May 2015. The public consultation on the application therefore expired on 11th June 2015. 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 no responses had been received from the public with regard to the application.

Internal Consultees

8.3 **Design and Conservation Officer** – No objection.

8.4 **Access and Inclusive Design Officer** – Concern initially raised regarding accessible W.Cs, entrances and ramps. Revised plans address concerns raised and are acceptable.

8.5 **Transport Planning Officer** – No objection. Contribution should be sought for provision of publicly accessible cycle parking located in the public realm within the vicinity of the site.

8.6 **Public Protection (Noise)** – No objection subject to conditions relating to noise emissions from proposed plant machinery and sound proofing.

8.7 **Refuse and Recycling** – No objection.

8.8 **Highways** – There are no proposed public cycle parking schemes within close proximity to the site and the provision of two parking stands would not be achievable along this part of Old Street and Central Street.

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 Policy Guidance 2014 provides planning practise guidance for the implementation of the policies set out in the NPPF. The NPPG is a material consideration and has been taken into account as part of the assessment of these proposals.

9.3 On the 28th November 2014, a Ministerial Statement and revision to the Planning Practise Guidance (PPG) were published.

Development Plan

9.4 The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013 and Finsbury Local Plan 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

9.5 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013 and Finsbury Local Area Action Plan 2013.

- Bunhill and Clerkenwell Core Strategy Key Area
- Central Activities Zone
- Employment Priority Area (General)
- St. Lukes Conservation Area
- Local Cycle Route

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land Use;
- Design;
- Accessibility;
- Neighbour Amenity;
- Highways and Transportation Implications;

Context

10.2 The application has been submitted by Islington's New Build and Regeneration Team as part of a wider project to develop affordable housing at the Redbrick Estate located to the east of the application site. As part of the development at the Redbrick Estate (application ref: P2015/0709/FUL) a dentist (Old Street Dental Practice) and Youth Project Centre (Spectrum) at 169-173 Old Street would be demolished. This application seeks to change the use of the existing building and relocate these two units to the application site to enable the wider regeneration scheme to progress.

Land Use

10.3 The site is located within an Employment Priority Area (General) where Core Strategy policy CS13 and Finsbury Local Plan policy BC8 safeguard existing

employment floor space and encourages new employment floorspace (particularly business floorspace) to locate in the CAZ where access to public transport is greatest.

- 10.4 The premises are currently in use as a print centre, which provides professional printing services and therefore constitutes an A2 use. The proposed change of use would introduce 122.7 square metres of dentist floorspace and 445.6 square metres of Youth Project Centre floorspace that would maintain the existing level of employment floorspace at the site. The site is highly accessible with multiple modes of sustainable transport. As such, there would be no loss in business floor space (as defined in the Finsbury Local Plan) and while the submission details a reduction in the number of employees at the site, the level of employment floor space would be maintained, in accordance with policy.
- 10.5 Policy BC8 of the Finsbury Local Plan states that the employment floorspace of a development should not be unfettered commercial floorspace (B1a) but where appropriate must also include retail or leisure uses at ground floor alongside a proportion of non-B1a or business-related floorspace (e.g light industrial, workshops, galleries and exhibition space).
- 10.6 The proposed Youth Project Centre would provide a flexible ground floor space with opportunities for gallery and exhibition use, while it is intended to rent out the basement recording studio commercially. The exhibition/gallery space and commercial use of the recording studio would complement the existing creative industries that are prevalent within the locality, while the dentist would provide a service to the local area.
- 10.7 Policy DM4.12 of the Development Management Policies 2014 sets out that new social infrastructure must be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, provide accessible and inclusive buildings, provide design and space standard which meet the needs of the intended occupants, are sited to maximize shared use and complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.
- 10.8 The proposed dentist and Youth Project Centre would replace existing services located at the Redbrick Estate on Old Street, 350 metres from their existing location to the east. As such, the proposed uses would continue to be convenient for the communities they serve and are located within a highly accessible area.
- 10.9 Both the dentist and Youth Project Centre have been designed in consultation with the existing occupiers of the units they would replace at the Redbrick Estate and meet the standards of the intended occupants. Furthermore, both units would provide an appropriate level of accessibility.
- 10.10 As previously set out, the Youth Project Centre would provide a flexible space and space available to hire which would encourage the shared use of space. Appropriate controls are detailed within the amenity section below to ensure that the proposal would not detrimentally impact upon the amenity of the surrounding uses.
- 10.11 The proposed dentist and Youth Project Centre would maintain the extent of employment floor space at the site and support the financial and business functions of the CAZ while introducing well designed social infrastructure.

Design

- 10.12 The proposal would replace the existing shopfront onto Old Street and replace brickwork and windows on the Central Street elevation with a pleated shopfront. The site is set on a prominent corner where Old Street and Central Street meet, resulting in both elevations being highly visible within the locality.
- 10.13 The proposed Old Street frontage would replace the existing disproportionate windows, incongruous glazed brick stall riser and excessive fascia sign, introducing traditionally proportioned windows with toplights, a brick stall riser that would better relate to the existing building and a consistency in appearance that would reinforce the horizontality of the building.
- 10.14 The four main windows in the Old Street elevation would serve rooms in the dentist where privacy is required and would therefore be partially obscured. However, to ensure that this façade remains active, it is proposed to apply a fritted film with a gradient that reduces the obscurity of the glazing as it rises up to the clear glazed toplights. Additionally, the entrance leading to an open reception area at the dentist and the entrance to the Youth Project Centre form the corner of the building and would provide an active frontage onto this prominent corner.
- 10.15 The proposed Youth Project Centre frontage onto Central Street would have a pleated footprint set back from the building line with angled tiled panels within the recesses. The pleated design would give the Youth Project Centre a presence onto both Old Street and Central Street with the lightweight window frames ensuring that it remained a secondary frontage. This, together with the use of a consistent material and colour palette would ensure that the two units would have a consistency. Furthermore, the use of angled tiled panels within the recesses would restrict opportunities for anti-social behaviour.
- 10.16 To the rear of the site an existing door would be replaced with a new metal door and aluminium cladding, and a row of high level windows and a louvered opening would also be inserted. These would be constructed in materials to match the proposed shopfront and would be in keeping with the property. Additionally an access ramp would be provided here with a simple lightweight black balustrade.
- 10.17 The existing metal balustrade surround that extends around a flat roof area at the rear of the property would be replaced with a brick parapet surround. The existing metal balustrade detracts from the horizontal emphasis of the building and appears as a low quality addition. The proposed parapet would have brick work to match the existing property, continuing the horizontality of the building and would screen views of the roof top plant machinery.
- 10.18 The plans state that the existing plant machinery on the single storey rear projection would be replaced with the new plant partially screened by the proposed brick parapet. The existing plant detracts from the appearance of the building and as such its replacement with better located plant machinery would be welcomed. As such, a condition is recommended requiring details of the plant machinery to be submitted and approved in writing by the Local Planning Authority.

Accessibility

- 10.19 The Islington Core Strategy (2011) policy CS10B requires all development to achieve the highest feasible level of a nationally recognised sustainable building standard.

10.20 Both the dentist and the Youth Project Centre would have direct access from the corner of the building onto Old Street, with ramped accesses within the premises. Additionally, for out of hours use the rear entrance to the site also has a ramped access. Accessible W.Cs are provided within both units and across both floors in the Youth Project Centre. A Platform lift would provide access to the basement floor of the Youth Project Centre.

Neighbouring Amenity

10.21 The application building is in commercial use and located within a predominantly commercial area. However, to the rear of the site are residential buildings at the Stafford Cripps Estate and along Central Street.

10.22 The Planning Statement sets out that the dentist would operate between 0900 – 1900 hours Monday to Friday, 0900 – 1700 hours Saturdays and not at all on Sundays. The Dentist use is unlikely to result in disturbance and the hours of operation are considered to be acceptable.

10.23 It is proposed to operate the Youth Project Centre between the hours of 0800 – 2200 hours Monday to Sunday, with the centre managed by the Council, which is considered to be acceptable.

10.24 The Draft Management Plan details that outside of these hours of operation and when not in full use, elements of the centre, such as the recording studio and rehearsal room would be available for private hire in order to help fund the centre. The Draft Management Plan and Design and Access Statement set out that outside of normal hours the number of people entering and/or egressing the building would be restricted to a maximum of 20 with the main or rear doors being used. Furthermore, the rooms dedicated to music would be located within the basement and would be soundproofed. The centre and all bookings would be managed by Islington Council with potentially noisy bookings restricted to the soundproofed areas. Any complaints would be handled through the Council's complaints process and reviewed as part of onward decisions.

10.25 Notwithstanding this, the loading/unloading bay and side and rear entrances to the centre are located in close proximity to three residential blocks, Cotswold Court to the rear and Amias House and Anchor House to the east. While it is likely that the use of the soundproofed rooms would have little possibility of disturbance, the delivery and loading/unloading of equipment and movements of users in and out of the building on a 24 hour, 7 day a week basis would result in unacceptable disturbance to neighbouring residential occupiers.

10.26 However, it is considered that a limited later operation of the premises could be successfully managed. In line with Licensing Policy whereby applicants can apply for 12 Temporary Events Notices in a year, it is recommended that the hours of operation be extended to midnight for one day per calendar month. This would ensure that following the implementation of the proposal and a suitable period of operation, a fully informed decision could be made on the acceptability of any future application to extend the hours of operation.

10.27 With the exception of the hours of operation, as set out above the measures within the Draft Management Plan are considered to be appropriate.

- 10.28 The proposal details the replacement of the existing first floor mechanical plant. A condition is recommended ensuring any noise emissions from this are at an acceptable level.

Highways and Transportation

- 10.29 The site has a PTAL rating of 6a, which is 'Excellent' with Barbican and Old Street stations in close proximity, numerous bus routes in the area and a number of TfL cycle hire points close by on Goswell Road, Berry Street and Golden Lanes. The site is therefore highly accessible by public modes of transport.
- 10.30 With regard to cycle parking, the proposed use would require the provision of 1 cycle space per 3 members of staff (for staff and visitors), equating to a total of 4 cycle parking spaces. The only external space at the site is formed of a servicing area which is required to be kept free and the internal areas have been designed to maximise the useable area. As such, on-site provision of cycle parking is not possible in this case.
- 10.31 It is noted by the Highways Department that there are no proposed schemes for public cycle parking within the vicinity of the site and the provision of two cycle stands along this part of Old Street and Central Street would not be possible. As such, a contribution towards the provision of publicly accessible cycle parking is considered to be unreasonable in this case. Although there would be a shortfall in cycle parking provision at the site, the site is highly accessible and is adequately served by sustainable modes of public transport with site users who arrive via bicycle able to use a publicly accessible cycle space to the west of the site.
- 10.32 The submission details all delivery and servicing to be carried out from the existing off-street servicing bay to the rear of the site. With regard to refuse and recycling, the Dentist, which requires clinical waste removal, has an internal storage area available for refuse storage and would make its own special arrangements for servicing. The Youth Project Centre would have a daily bag collection from Old Street, which has been agreed by the Council's Refuse and Recycling Team.

National Planning Policy Framework and National Planning Policy Guidance

- 10.33 The scheme is considered to accord with the aims of the NPPF and NPPG, promoting sustainable growth that balances the priorities of economic, social and environmental growth. The NPPF and NPPG require local planning authorities to require good design from new development to achieve good planning.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application proposes the change of use of a ground floor and basement print company (A2 use) to a Dentist and Youth Project Centre (both D1), and the replacement and insertion of shopfronts.
- 11.2 The dentist and Youth Project Centre would maintain the extent of employment floor space at the site and support the financial and business functions of the CAZ while introducing well designed social infrastructure.
- 11.3 The proposed shopfronts would introduce traditional proportions to the building, reinforce the horizontality and introduce a consistency to the ground floor elevation.

Conditions are proposed to ensure that the hours of operation and use of the site would not lead to disturbance to neighbouring occupiers.

- 11.4 The proposed premises would be accessible and adequate servicing provision is proposed. Although there is no available space for on or off-site cycle parking provision the site is adequately served by sustainable modes of public transport with site users who arrive via bicycle able to use a publicly accessible cycle space to the west of the site.
- 11.5 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

Conclusion

- 11.6 It is recommended that planning permission be granted subject to conditions 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 (Compliance)
	<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 (Compliance)
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>3179-D-001 Rev P2, 3179-D-002 Rev P1, 3179-D-003 Rev P1, 3179-D-004 Rev P1, 3179-D-005 Rev P1, 3179-D-006 Rev P1, 3179-D-007 Rev P1, 3179-D-010 Rev P1, 3179-D-011 Rev P2, 3179-D-012 Rev P1, 3179-D-020 Rev P1, 3179-D-021 Rev P2, 3179-D-022 Rev P2, 3179-D-030 Rev P1, 3179-D-031 Rev P1, Draft Management Plan, Planning Statement (Ref: RED-SPECTRUM) and Design and 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	Use of the building (Compliance)
	<p>CONDITION: The Dentist and Youth Project Centre hereby approved shall not be operated within any other use falling within the D1 use class unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that there is adequate provision of community space at the site</p>
4	Materials (Compliance)
	<p>CONDITION: Details and/or samples of all facing materials used in the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on the development. The details and samples shall include but not be limited to the following:</p> <ul style="list-style-type: none">a) Facing Brickwork(s)b) Aluminium Claddingc) Glazing (including fritted obscure glazing)d) Raked ceramic tilee) any other materials to be used. <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 the resulting appearance and construction of the development is of a high standard.</p>

5	Hours of Use (Compliance)
	<p>CONDITION: Notwithstanding the hours of operation set out in the Draft Management Plan, the uses hereby approved shall only operate during the hours set out below:</p> <p>Dentist Use:</p> <ul style="list-style-type: none"> - 09:00 – 19:00 hours Monday to Friday; - 09:00 – 17:00 hours Saturdays; and - Not at all on Sundays. <p>Youth Project Centre use:</p> <ul style="list-style-type: none"> - 08:00 – 22:00 hours Monday to Sunday; and - 08:00 – 24:00 hours on one day per calendar month. <p>REASON: In the interests of protecting residential amenity.</p>
6	Management Plan (Compliance)
	<p>CONDITION: With the exception of the hours of operation, the Youth Project Centre shall be operated in accordance with the details of the Draft Management Plan hereby approved, unless otherwise agreed in writing.</p> <p>REASON: To ensure the sustainable management of the Youth Project Centre.</p>
7	Roof Plant (Compliance)
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq Tr}$ arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: To protect the amenity of neighbouring occupiers.</p>
8	Soundproofing (Details)
	<p>CONDITION: Full particulars and details of a scheme for sound insulation and noise control measures for the proposed basement and ground floor Youth Project Centre use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the Youth Project Centre hereby approved. The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To protect the amenity of neighbouring occupiers.</p>
9	Root Top Plant Machinery (Details)
	<p>CONDITION: Details and plans of the roof-top plant machinery shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. 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 the Authority may be satisfied that any roof-top plant does not have a harmful impact on the character and appearance of the building and</p>

	conservation area.
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List of Informatives:

1	<p>Community Infrastructure Levy (CIL) (Granting Consent)</p> <p>CIL Informative: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), if planning consent is granted for this application following an appeal, this development will be liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and Mayor of London 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 CIL Charging Schedule 2012.</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 Planning Policy Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>
2	<p>Working in a Positive and Proactive Way</p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which are available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through the application stages to deliver an acceptable development in accordance with the requirements of the NPPF</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</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

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.10 Central Activities Zone – Strategic Priorities

Policy 2.11 Central Activities Zone – Strategic Functions

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.16 Protection and enhancement of social infrastructure

4 London's economy

Policy 4.1 Developing London's economy

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.3 Sustainable design and construction

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater infrastructure

Policy 5.15 Water use and supplies

Policy 5.16 Waste self-sufficiency

Policy 5.17 Waste capacity

6 London's transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

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 7.5 Public realm

Policy 7.13 Safety, security and resilience to emergency

Policy 7.14 Improving air quality

Policy 7.15 Reducing noise and enhancing soundscapes

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 CS7 (Bunhill and Clerkenwell)

Policy CS10 (Sustainable Design)

Policy CS13 (Employment Spaces)

Policy CS8 (Enhancing Islington's Character)

Policy CS14 (Retail and Services)

Strategic Policies

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

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

Energy and environmental standards

DM7.1 Sustainable design and construction statements

DM7.4 Sustainable design standards

Housing

DM3.7 Noise and vibration (residential uses)

Transport

DM8.2 Managing transport impacts

DM8.4 Walking and cycling

Shops, Culture and Services

DM4.8 Shopfronts

DM4.12 Social and strategic infrastructure and cultural facilities

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

C) Finsbury Local Plan 2013

BC8 Achieving a balanced mix of uses

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:

- Bunhill and Clerkenwell Core Strategy Key Area
- Central Activities Zone
- Employment Priority Area (General)
- St. Lukes Conservation Area
- Local Cycle Route

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Environmental Design
- Urban Design Guide
- Shopfront Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction
- Planning for Equality and Diversity in London