

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:	29 th June 2015	NON-EXEMPT

Application number	P2015/1289/FUL
Application type	Full Planning (Council's Own)
Ward	St Peter's Ward
Listed Building	No
Conservation Area	None. Adjacent to East Canonbury Conservation Area
Licensing Implications Proposal	None
Site Address	Car Park Adjacent to 24 Morton Road London N1 3BA
Proposal	The creation of 3 new houses for social rent (1x1-bed, 1x2-bed, 1x3-bed) with associated landscaping on an existing disused car park site.

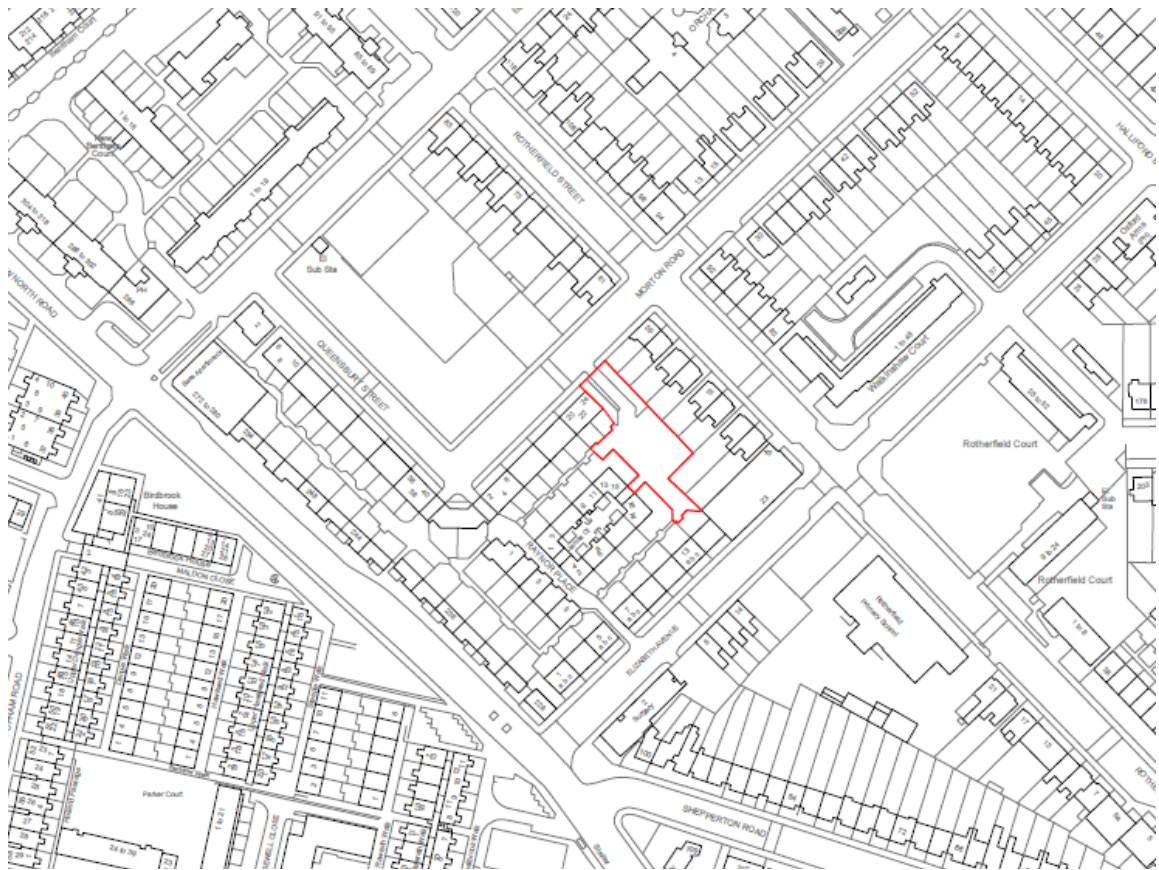
Case Officer	Stefan Sanctuary
Applicant	Islington Council
Agent	Richard Partington Architects

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: Entrance to subject site from Morton Road



Image 3: Looking south within application site



Image 4: Looking north within application site



4 SUMMARY

- 4.1 The application seeks permission for the creation of 3 new houses for social rent (1x1-bed, 1x2-bed, 1x3-bed) with associated landscaping on an existing disused car park site.
- 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 loss of existing car parking spaces as well as the impact of movement across the site will also need to be considered.
- 4.3 The subsequent sections of the report consider the design and appearance of the proposal and how it responds to the existing context. The report also 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 sense of enclosure. Moreover, the internal layouts of the proposed houses meet modern standards and all three houses would be 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 the 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 Development Plan policies.

5 SITE AND SURROUNDING

- 5.1 The application site comprises a car parking area, which is accessed via a vehicular entrance adjacent to 24 Morton Road. The site is located on the south-eastern side of Morton Road and is bordered by the rear gardens of a row of semi-detached Victorian properties along its north-eastern boundary. The site is also bordered by more contemporary brick-built buildings along its remaining boundaries and an area of open space, known as Morton Road Park, is situated to the north-west of the site.
- 5.2 The East Canonbury Conservation Area, which is characterised by well-preserved semi-detached and terraced 19th century residential properties, runs along the eastern boundary of the site. The site is located within St Peter's Ward and the area is residential in character. The surroundings are characterised by a mixture of Victorian and more contemporary houses and apartment buildings.
- 5.3 There is currently a pedestrian route between the car park and the neighbouring residential properties of James Court as well as two alleyways

which provide connection from the site to the rear gardens of adjacent residential properties along Morton Road and Elizabeth Avenue.

6 PROPOSAL (in Detail)

- 6.1 The application involves the erection of three new houses with associated landscaping and access arrangements. A new 3-bed house is proposed adjacent to 24 Morton Road, forming an end-of-terrace to the existing row of townhouses along Morton Road. A new footpath running alongside the proposed end-of-terrace house leads to the rear of the site, where two further houses are proposed: a two-storey 1-bed house and a three-storey 2-bed house.
- 6.2 All three houses are well-proportioned with generous provision of private outdoor garden space. While none of the existing trees on site will be lost as a result of the development, a new tree is proposed in the rear garden of the new 3-bed house. The proposal also includes the provision of refuse / recycling facilities as well as sufficient space for sheltered and secure cycle storage provision. The existing pedestrian route through the site and connection to the rear gardens of neighbouring properties would be lost as a result of the development.

7 RELEVANT HISTORY

Planning Applications

- 7.1 There is no planning application history relevant to the development or the site.

Enforcement

- 7.2 None

Pre- Application Advice

- 7.3 The applicants sought pre-application advice on this proposal. The proposal has been informed by the advice provided at pre-application stage.

8 CONSULTATION

Public Consultation

- 8.1 A total of 152 letters were sent to occupants of adjoining and nearby properties on Morton Road, Rotherfield Street, James Court, Elizabeth Avenue, Haverstock Street, Raynor Place and Walkinshaw Court on the 17th April 2015. A site notice was also displayed. The public consultation of the application therefore expired on 8th May 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 2 letters of objection and 1 in support were received in response to the initial consultation. The following issues were raised (and the paragraph numbers responding to the issues in brackets).

- (i) the proposal would result in a loss of daylight / sunlight to neighbouring residential properties [*paragraph 10.13*];
- (ii) the proposal would result in a loss of privacy to adjoining occupiers [*paragraph 10.14*];
- (iii) the development would result in a loss of car parking [*paragraph 10.24*];
- (iv) well-used access points and permeability would be lost as a result of the development [*paragraph 10.8*];
- (v) the proposal would have a detrimental impact on nature and wildlife in the local area [*paragraph 10.29*];

Internal consultees

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

- there is no indication of where provision will be made for the installation of a through the floor lift to link the ground and first floor (this has now been provided);
- there should be a 1500mm diameter turning circle in the living room (this is now shown on plan);
- there should be a 750mm wide clear route from door to window (this is now shown on plan);
- ground floor WC and first floor bathroom doors should be outward opening (this has been amended accordingly).

8.4 **Design & Conservation:** No objections have been raised to the proposal.

8.5 **Tree Preservation Officer:** No objections were raised by the tree preservation officer, subject to appropriate conditions.

8.6 The **Sustainability Officer** raised no objection.

8.7 **Transport Planning** raised no objection.

8.8 **Highways** raised no objection.

8.9 **Refuse and Recycling** provided support for the proposal and the refuse / recycling strategy.

8.10 The **Energy Officer** raised no objection.

External consultees

8.11 **Thames Water** were consulted and raised no objection subject to relevant conditions on waste and water infrastructure.

8.12 The **Crime Prevention Design Officer** was consulted and raised no objection.

8.13 The **Angel Association** were consulted but raised no objection.

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 along with the associated NPPG 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. The policies of the Development Plan that are considered relevant to this application 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;
- Landscaping;
- Section 106.

Land use

- 10.2 The site is within a residential area with a mixture of Victorian terraces and semi-detached properties, more contemporary brick-built houses and apartment buildings from the 1980s characterising the immediate vicinity. The car parking area on which the new houses are proposed was previously used in conjunction with the surrounding residential properties, though it is now vacant. The loss of this car parking area is not considered to be contrary to planning policy, in particular Development Management Policy DM8.5, which seeks for all new developments to be car free.
- 10.3 The principle of the proposal would 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). The principle of the proposal is considered acceptable subject to complying with the remaining issues dealt with in this report.

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 Management 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. Furthermore, developments are required to improve movement through the area and repair fragmented urban form.
- 10.5 The site is situated within a predominately residential area with Victorian semi-detached properties, more contemporary brick-built terraced houses and 1980's apartment buildings defining the urban character. Though not within a Conservation Area per se, the East Canonbury Conservation Area runs alongside the application site and provides an important development context. Another important context is provided by the three storey townhouses running along the south side of Morton Road.
- 10.6 The application proposes a 3-storey brick-built house on Morton Road which would form an end-of-terrace to the existing row of townhouses. The terrace is itself three storeys in height and is characterised by yellow brickwork, two-storey splayed bay windows and a pitched roof. The proposed end-of-terrace picks up on some of the existing features in the terrace, providing a brick-built pitched-roof building. The two-storey projecting element in a darker brick on the Morton Road elevation introduces an elegant and contextual feature to the development. It is also proposed to construct the ground floor in distinctive brickwork including glazed and darker brick and to include an element of decorative brickwork on the upper floors.



View of House 1

- 10.7 A pedestrian entrance is proposed which provides access via a route along the side of this new house towards the back of the site. The path leads to an area of refuse and cycle storage and two separate entrances to a pair of two semi-detached houses. The first of the two houses proposed is a three storey brick-built property with a pitched roof and large window openings on its three external facades. The darker brickwork proposed at ground floor level is complemented by a lighter yellow brick on the upper floors, although the precise detail of the brick would be reserved by condition. The other house is two storeys with a pitched roof, well-proportioned fenestration and constructed in a darker brick to match the adjoining building's ground floor.



View of Houses 2 & 3

- 10.8 There is an existing pedestrian route from Morton Road, which leads through the car park and into James Court on the south-west side of the site. The proposed development would result in this route being lost, which would be contrary to policy objective of improving movement through areas (DM2.1). While it is not clear how many residents of James Court use this pedestrian route, it is clear that they would still have the benefit of two existing access points, one from Elizabeth Avenue and the other from Morton Road. While one of the neighbouring residents has objected to the proposal on the grounds of the route being lost, another resident from James Court has written in support of the application. In any case, it is considered that the downsides of having this access point removed are considerably outweighed by the benefits that the development delivers, in particular the provision of large well-designed affordable housing.
- 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 The loss of daylight can be assessed by calculating the Vertical Sky Component (VSC) which measures the daylight at the external face of the building. Access to daylight is considered to be acceptable when windows receive at least 27% of their VSC value or retain at least 80% of their former value following the implementation of a development. Daylight is also measured by the no sky-line or daylight distribution contour which shows the extent of light penetration into a room at working plane level, 850mm above

floor level. If a substantial part of the room falls behind the no sky-line contour, the distribution of light within the room may be considered to be poor.

- 10.13 In terms of sunlight, a window may be adversely affected by a new development if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of annual probable sunlight hours during the winter months and less than 0.8 times its former sunlight hours during either period. It should be noted that BRE guidance advises that sunlight is only an issue to a neighbouring property where the new development is located within 90 degrees of due south.
- 10.14 All the surrounding properties have been tested to ascertain the potential loss of daylight and sunlight as a result of the proposed development. The assessment included all of the closest neighbours along Rotherfield Road and James Court. The results demonstrate that no windows serving habitable rooms would be noticeably affected by the development in terms of loss of daylight or sunlight and that all windows would comply with the BRE guidelines. Similarly, given building heights, layout and distances between buildings the proposal is not considered to result in an unacceptable increased sense of enclosure to existing residents.
- 10.15 In terms of privacy, consideration should be given to the potential for overlooking between windows within the proposed development and the neighbouring properties along Morton Road, Rotherfield Road and James Court. In the majority of cases, the 18 metre distance between existing and proposed windows stipulated by planning policy would be maintained and as a result there would be no unacceptable loss in privacy. Where windows are proposed that are within 18 metres of neighbouring properties, the windows are either at an oblique angle or obscured glazing has been proposed. These privacy measures would be secured by way of condition in the event that planning permission is granted.
- 10.16 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

- 10.17 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.
- 10.18 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.

- 10.19 The proposed development consists of one 1-bed dwelling, one 2-bed dwelling and a 3-bed dwelling. While the dwelling mix is not precisely in line with stipulated policy which sets a higher target of 3- and 4-bed social housing, the mix proposed is considered to be an appropriate mix of smaller and larger housing types. Moreover, the dwelling mix has been based on current demand for housing, which shows that the most sought-after housing type are one bed dwellings, rather than long-term Council aspirations.
- 10.20 The supporting text of policy DM3.1 within Development Management Policies states that '(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. Under these circumstances no objection is raised to the proposed dwelling mix.
- 10.21 The proposed units are well laid out and would form attractive and high quality internal living environments with large garden areas provided to all of the dwellings. All of the units would have good access to sunlight/daylight and would result in spacious internal layouts. The unit sizes range from 71.7sqm to 123.4 which comfortably exceeds 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 all of the units to have space for cycle parking.
- 10.22 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

- 10.23 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 occupiers of residential units from obtaining a residents permit.
- 10.24 The development would also involve removing all of the existing car parking spaces currently on the application site. However, it has been confirmed by the applicant that all of the existing residents with allocated spaces in the car parking area have been re-provided spaces at alternative locations within the vicinity of the site.
- 10.25 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 would be attached to planning permission requesting further details prior to the commencement of the development, to ensure that the cycle parking provided would be safe, convenient and secure.

Accessibility

- 10.26 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.
- 10.27 The proposal has been amended since it was originally submitted and now includes a 1500mm diameter turning circle in the living rooms and bathrooms, 750mm clear route from the door to the window in the bedroom and outward opening bathroom doors. The widths of proposed corridors and doors comply with our minimum standards and would ensure ease of movement within the dwellings.
- 10.28 The application proposes level access to the proposed new units and all of the three new dwellings would meet both Islington's Flexible Homes standard and the national Lifetime Homes standards. The proposal is in accordance with policy and meets inclusive design standards, in accordance with Core Strategy Policy CS12.

Landscaping

- 10.29 Given that the site currently contains no trees and is predominately hard landscaping, the inclusion of garden area and landscaping is a considerable benefit. The existing trees which border the site would be suitably cut-back in line with measures identified by the Council's tree officers. The tree protection measures would be secured by condition in order to suitably protect them during the construction process. A new tree is proposed as part of the landscaping in the rear garden of House 1. 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.
- 10.30 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

- 10.31 The proposal is a minor application for three 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).

- 10.32 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 £1,500 per new house towards off-setting carbon emissions, which would be secured by Directors' Agreement.

Other matters

- 10.33 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). However, the proposal is subject to a Directors' Agreement to ensure that the housing remains in social ownership and is not disposed of on the private market.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application seeks permission for the creation of 3 new houses for social rent (1x1-bed, 1x2-bed, 1x3-bed) with associated landscaping on an existing disused car park site. The new dwellings would be created on car parking spaces previously associated with neighbouring residential properties and thus the principle of residential development on this land is considered acceptable.
- 11.2 While the proposal would result in the loss of an existing pedestrian route to the neighbouring James Court, it is considered that the proposed development has been well-designed and would result in an improvement in the character and appearance of the surrounding area.
- 11.3 The impact on neighbours has been assessed and it is not considered that the development would have an unacceptable 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 outdoor amenity space in accordance with Council objectives and planning policies.
- 11.4 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 to the Council's policies.
- 11.5 The new residential units would be solely used for social housing secured by Directors' Agreement. The application is thus considered to be acceptable and in accordance with relevant Development Plan policies.

Conclusion

11.2 It is recommended that planning permission be granted subject to conditions and Directors' agreement, the details of which are 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 three residential units for social housing
2. Contribution of £4,500 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: 2244_PL_001; 2244_PL_002; 2244_PL_003; 2244_PL_101A; 2244_PL_102; 2244_PL_301; 2244_PL_302; 2244_PL_303; 2244_PL_304; 2244_PL_305; 2244_PL_401A; 2244_PL_402; 2244_PL_501; 2244_PL_601A; 2244_PL_602; Design & Access Statement by Richard Partington Architects dated March 2015; Daylight and Sunlight Report by Jonathan Nash dated March 2015; D&S Addendum Report dated 15th May 2015; Code for Sustainable Homes Pre-Assessment (November 2014); Planning Statement dated 11th May 2015; Arboricultural Impact Assessment dated 5th March 2015 by Edward Cleverdon; Tree Protection Plan; Tree Survey Plan.</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 on site. The storage shall be covered, secure, provide for no less than 6 cycle spaces and include arrangements for cyclists with mobility impairments.</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 ('Inclusive Design' 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>Refuse / Recycling</p> <p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. 2244_PL_003 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.	<p>Car free development</p> <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.	<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 have on residential amenity and the overall good design of the scheme.</p>
10.	<p>Noise Control Measures</p> <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</p>

	<p>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.	<p>Landscaping</p> <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> <ul style="list-style-type: none"> a) soft plantings: including grass and turf areas, trees, shrub and herbaceous areas; b) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; c) hard landscaping; and d) any other landscaping feature(s) forming part of the scheme. <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.	<p>Construction Controls</p> <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> <ul style="list-style-type: none"> 1 The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site. 2 The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00-13.00 Saturdays and at no time during Sundays or public holidays. 3 All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition. <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>

13.	Code for Sustainable Homes (Compliance)
	<p>CONDITION: All the residential units hereby approved shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
14	Arboricultural Method Statement (Details)
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the appropriate working methods (the arboricultural method statement, AMS) in accordance with 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.</p> <p>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 in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2011, policies: CS7, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013</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	Community Infrastructure Levy (CIL)
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement</p>

	<p>Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/</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' 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 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

DM8.5 Vehicle parking

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

3. 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