

PLANNING COMMITTEE REPORT

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

PLANNING SUB- COMMITTEE A		
Date:	9 th July 2015	NON-EXEMPT

P2015/1594/FUL	P2015/1594/FUL
Application type	Full Planning (Council's Own)
Ward	Finsbury Park Ward
Listed Building	No
Conservation Area	None
Licensing Implications Proposal	None
Site Address	Land at Corker Walk, London, N7 7RH
Proposal	Installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace existing ball court.

Case Officer	Stefan Sanctuary
Applicant	Islington Council
Agent	Mr Marc Linton

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

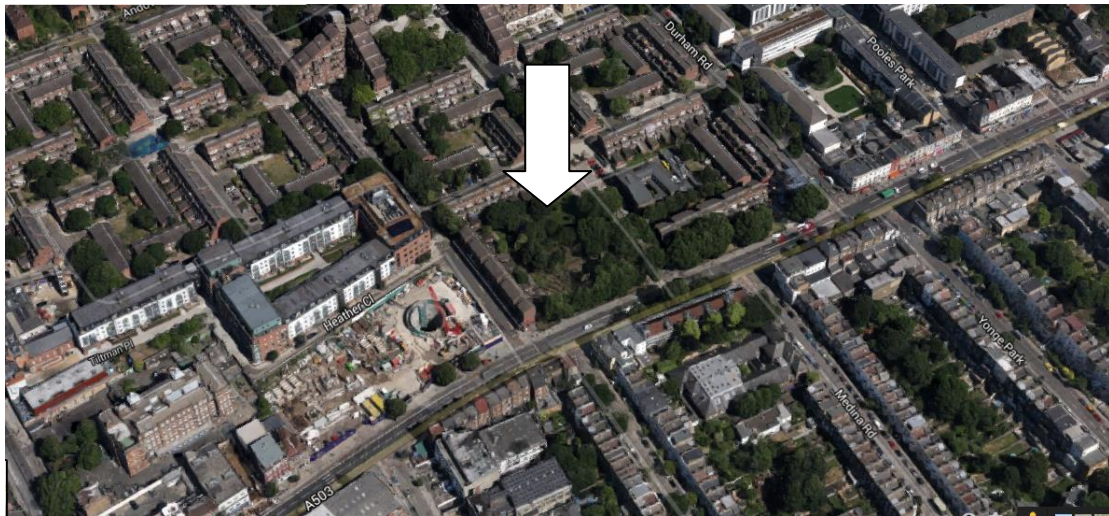


Image 2: Looking south-west from within application site



Image 3: Looking north-west

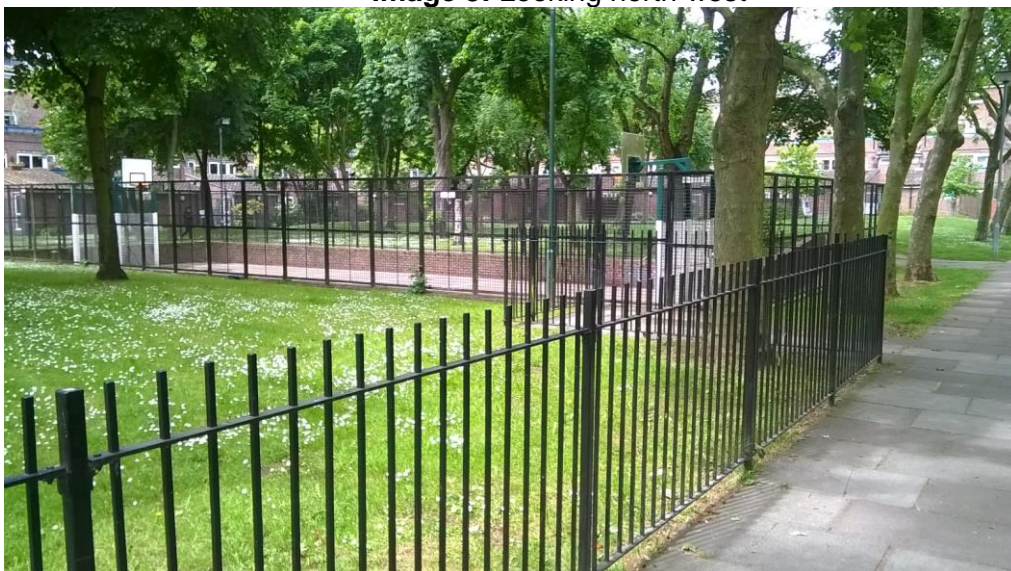


Image 4: Looking north-east from within site



4 SUMMARY

- 4.1 The application seeks permission for the installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping. The proposed sports pitch would replace the Former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013 and was recently granted temporary planning permission for a change of use to a plant nursery (application ref: P2014/4873/FUL).
- 4.2 The site is an area of open space within the Andover Estate. As such, regard must be had to Policy CS15 of Islington's Core Strategy, which protects green spaces from development. A community consultation exercise was undertaken by Finsbury Park Community Hub in the spring and summer of 2014 in order to ascertain the views of residents regarding the proposed multi-purpose sports pitches. This report considers the principle of the intervention proposed as well as the results from the consultation exercise.
- 4.3 The subsequent sections of this report assess the design and appearance of the proposal as well as the potential impacts of it on neighbouring residential occupiers. The quality of the landscaping is also considered as well as the loss of the existing trees on site. In consideration of these matters, it can be concluded that the application provides significant benefits and proposes suitable measures to mitigate against the impacts of the development.
- 4.4 In summary, the application is considered to be acceptable and in accordance with relevant planning policy.

5 SITE AND SURROUNDING

- 5.1 The application site comprises Corker Walk, an area of green space located on the southern end of the Andover Estate. The Andover Estate is a large residential estate near Finsbury Park comprising several low-rise blocks arranged around small areas of open space.

5.2 The site is bounded by Seven Sisters Road to the south, and Sonderburg Road and the Harmsworth Animal Hospital to the east. Four-storey residential blocks enclose the north and west sides of the open space, with a perimeter path serving the ground floor properties. There is an existing partially sunken tarmac surfaced ball games court in the open space, surrounded by a mix of mature and younger trees and open grassland.

6 PROPOSAL (in Detail)

6.1 The application involves the removal of the existing hard-surfaced ball court, and the provision of two new pitches including an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping. The proposed sports pitch would replace the Former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013 and was recently granted temporary planning permission for a change of use to a plant nursery (application ref: P2014/4873/FUL).

6.2 The two new pitches are considerably larger in combined footprint than the existing ball court and thus the new pitches would result in the removal of some 14 existing trees. While some of these trees would be replaced on site, other suitable locations have been found in the vicinity of the site where further trees would be planted. A total of 15 new trees are proposed as part of this application.



6.3 The proposal also includes a new entrance arrangement to the site from its eastern boundary. The new entrance area includes new boundary treatment, new paving, new shrub planting and a new fresh air gym. Finally, a new table tennis table is proposed in an area of hardstanding to the north east of Corker Walk.

7 RELEVANT HISTORY

Planning Applications

- 7.1 A previous application (P2014/5085/FUL) for the installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace existing ball court was withdrawn on the 3rd March 2015.

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 145 letters were sent to occupants of adjoining and nearby properties on Corker Walk, Roth Walk, Medina Walk, Seven Sisters Road and Sonderburg Road on the 18th May 2015. A site notice was also displayed. The public consultation of 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 A total of 6 letters of objection were received in response to the consultation. There were also 2 objections over the phone from residents who did not want to write in. A further petition was submitted by a local resident with 25 signatures objecting to the proposal. The following issues were raised (and the paragraph numbers responding to the issues in brackets).
- (i) the proposal would result in a loss of trees in the park [*paragraphs 10.26 – 10.29*];
 - (ii) the new pitches could attract more anti-social behaviour [*10.18 – 10.19*];
 - (iii) cleanliness of the area would be compromised as a result of the development [*10.18*];
 - (iv) the proposed lighting for the pitches could have a detrimental impact on neighbouring residents [*10.17*];
 - (v) new sports pitches would result in unacceptable levels of noise [*10.14 – 10.16*];
 - (vi) the appearance and aesthetics of the existing space would be compromised by new sports pitches [*10.9 – 10.11*].

Internal consultees

- 8.3 **Access Officer:** No objection raised.
- 8.4 **Design & Conservation:** No objections have been raised to the proposal.

- 8.4 **Tree Preservation Officer:** No objections were raised by the tree preservation officer, subject to appropriate conditions and the replacement of trees lost.
- 8.5 The **Sustainability Officer** was consulted and raised no objection.
- 8.6 **Transport Planning** raised no objection.
- 8.7 **Highways** raised no objection.
- 8.8 **Pollution Control** raised no objection subject to conditions on noise management and floodlighting.

External consultees

- 8.9 The **Crime Prevention Design Officer** was consulted and raised no objection.
- 8.10 **Sport England** raised no objections.
- 8.11 **Transport for London** 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;
- Community Engagement;
- Design and appearance;
- Neighbouring amenity impacts;
- Transport and highways;
- Accessibility;
- Landscaping;
- Section 106.

Land use

- 10.2 The site is an area of open space within the Andover Estate. As such, regard must be had to Policy CS15 of Islington's Core Strategy which states that all existing local open spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens will be protected. While the application site is not identified as designated open space within Islington's Development Management Policies, all public spaces are protected, including spaces not on the map or schedule.
- 10.3 Furthermore, Policy DM6.3 states that development is not permitted on semi-private amenity spaces, including open space within housing estates and other similar spaces in the borough not designated as public open space unless the loss of amenity space is compensated and the development has over-riding planning benefits. In addition, development proposals within the immediate vicinity of public open space must not impact negatively on the amenity, ecological value and functionality of the space. Development Management Policy DM6.5 requires developments to protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats.
- 10.4 The proposal to remove the existing hard-surfaced ball court, and to replace it with two new pitches including an artificial grass football pitch and permeable tarmac court would result in the reduction in the amount of garden area and an increase in the area designated for sports and recreation. The sports pitches would still be classified as open space however and hence the land use would not change as a result of the development. Notwithstanding this, the ecological value and functionality of the space would be changed and it is this change that will be assessed in the subsequent sections of this report.

Community Engagement

- 10.5 A community consultation exercise was undertaken by Finsbury Park Community Hub in the spring and summer of 2014 in order to ascertain the views of residents regarding the proposed multi-purpose sports pitches at Corker Walk. The consultation was designed to engage with as many residents as possible and included surveys at the 'Finsbury Park Goes Green' event, the four day long 'Soul in the City' event and numerous day trips and youth events. Crucially, the consultation exercise also recognised the importance of understanding the views and ideas of those directly affected by the plans for the new pitches and involved a door-step survey of those residents living in the immediate vicinity of the site.
- 10.6 Following extensive engagement with local residents, the opinions of 333 respondents were collated and assessed. From those consulted, 95% considered the multi-purpose Sports Pitch a good idea at this location. While some of those consulted lived outside of the Andover Estate, the vast majority were estate residents. The views were also sought of residents regarding the proposed outdoor gym which also forms part of this application. The results show that the vast majority of those consulted were in favour of the outdoor gym with 90% indicating their intention to use the facility in the future.
- 10.7 While the door-step consultation, which surveyed the residents of the 48 homes on Corker Walk, resulted in more opposing voices, the reaction was on the whole positive. Of those who responded to the survey, 67% considered the proposal of a

new pitch at this location a good idea. The concerns raised about the pitch focused on noise and disturbance as a potential problem with locating the pitch at the proposed location. The reduction of available green space as well as the potential increase in anti-social behaviour were also raised as concerns. Whether these concerns have been successfully considered and how they have informed the current proposal will be addressed in the subsequent sections of the report.

Design and Appearance

- 10.8 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, Policy DM2.1 of Islington's adopted Development Planning Policies requires all forms of development to be of high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics. Furthermore, planning applications are required to demonstrate how natural features, such as topography, trees, boundary treatments, planting and biodiversity have been successfully addressed.
- 10.9 The dimensions and boundary treatment of the open space, particularly along its western boundary, are to be largely retained as a result of the proposed development. That being said, the introduction of new sports pitches, new access entrance and access points, new paving and hard and soft landscaping features would significantly change the appearance of the space. The largest intervention involves the new football pitch and ball court, which together would take up a considerable amount of the existing space. The proposed pitches together with the proposed 4m high perimeter fence constitute significant and noticeable features in the context of the existing open space.
- 10.10 Though the new pitches constitute a quite considerable intervention and change to the character of the existing green space, it is proposed to retain the majority of the trees on site, in particular the trees along the western and northern edges of the space. Their retention would maintain the green foliage of this part of the open space and would ensure that the residents along Corker Walk would retain a view over trees and vegetation. The pitches would also be set behind elevated grass mounds and retaining walls facing Corker Walk in order to minimise their visual impact.
- 10.11 On the eastern elevation of the open space it is proposed to provide a new pedestrian entrance to the open space with permeable block paving and new lighting. While the existing railing around the open space is to be retained, the proposal includes new soft landscaping including shrub planting along this boundary. It is also proposed to locate a new open air gym as well as new park furniture, such as benches, bins and noticeboards along the eastern edge of the site. In addition, it is proposed to locate a new table tennis table, benches, lighting and soft landscaping in the north-eastern part of the site. The intention is to provide a more welcoming space that attracts a diverse group of people and provides facilities for all residents.
- 10.12 While the success of this development will be dependent on the quality of materials proposed, details of which would be required by condition, the outline of the proposal is well-considered and would provide an attractive space with a number of new sports and recreation facilities. The proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.4 (Character) 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

- 10.13 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 light pollution, 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.
- 10.14 Given the nature of what is proposed and the context of the site, loss of daylight and sunlight, privacy or an increased sense of enclosure are not considered to be material impacts of this development. However, the impacts of the development in terms of light pollution, safety and security as well as on noise and disturbance have been raised by residents as potential impacts and this requires further examination.
- 10.15 The noise impacts of the development have been considered as part of this application. The assessment considered the likely noise generated from the proposed sports pitches and what effects this would have on neighbouring residents. The assessment measured the LAeq,16h , which is a noise level index called the equivalent continuous noise level over the time period T, in this case a 16 hour period. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
- 10.16 The assessment then compared the noise level from the sports pitches based on this calculation against the Lowest Observed Adverse Effect Level (LOAEL), which is the level above which adverse effects on health and quality of life can be detected. On the basis of these calculations, it can be concluded that given the existence of the busy Seven Sisters Road and the existing sports pitch, the proposed sports pitches would not have an adverse effect on the health and quality of life of residents. It should be noted that the sports pitches will be locked at night and floodlights turned off so that any noise associated with the sports pitches would be limited to the daytime.
- 10.17 The light pollution from the proposed floodlights has been assessed. The lighting proposed is of a good quality and modern standard and has been orientated towards the pitch to avoid spillage. Notwithstanding this, further details of the specification of the lighting shall be submitted for approval prior to implementation of the proposal and the hours of operation of the floodlighting shall also be controlled by condition.
- 10.18 Moreover, the impacts of the proposal on the cleanliness and hygiene of the area has been considered in light of residents' objections in this regard. The sports pitches themselves would be fenced off and thus any rubbish and refuse would be contained within them. As these would be cleaned on a regular basis, this is not considered to be an issue. Furthermore, the proposal includes the provision of additional bins around the entrances of the pitches and the green space. These additional facilities are considered to sufficiently provide for the additional impacts of the proposal.
- 10.19 The safety and security and the potential for attracting anti-social behaviour has been raised as an objection by some residents and this requires further attention. The former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013, did not have a record of significant anti-social behaviour issues despite being quite poorly overlooked. On the other hand, the open space on which the sports pitches are proposed is well-overlooked by neighbouring residential properties. Surveillance of this nature is a well-established method of preventing crime and anti-social behaviour.

- 10.20 The additional lighting proposed would render any activity on the space more visible thus deterring any potential troublemakers. Finally, the provision of providing additional sports facilities has the potential of providing additional activities for young people as an alternative to crime and anti-social behaviour. As a result, it is considered that there is no evidence that the new pitches would compromise safety and security. In fact, the proposal is likely to increase safety and security. To ensure that the new sports facilities are suitably managed, the submission of a community use and management agreement will be required as part of the Directors' Agreement.
- 10.21 Overall, the proposal is not considered to result in any significant impacts on residential amenity in terms of light pollution, safety, security, noise and disturbance. 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.

Highways and Transportation

- 10.22 The sports pitches and facilities proposed as part of this application are designed to meet the needs of the local community. In this regard, it is expected that the vast majority of the users of the space will be from the immediate vicinity of the site and would thus come to the site on foot. As a consequence, the lack of provision of car or cycle parking facilities is considered acceptable.
- 10.23 Given the nature of the development, it is not considered that the proposal would have a negative impact on the operation of transport infrastructure. The planning application meets the transport needs of the development and addresses its transport impacts in a sustainable manner and is in accordance with Policy DM8.2 of Islington's Development Management Policies.

Accessibility

- 10.24 All developments are required to demonstrate that they provide for ease of and versatility in use; deliver safe, legible and logical environments; produce places and spaces that are convenient and enjoyable to use for everyone, and bring together the design and management of a development from the outset and over time. Planning applications need to meet the above criteria in order to be consistent with Policy DM2.2 of Islington's Development Management Policies.
- 10.25 The proposal has been designed to provide level access throughout and would provide ease of use by people with mobility impairments with slip resistant surfaces and path widths to allow for wheelchair access. Furthermore, the application includes external lighting designed to meet the standards of 'Inclusive Mobility', a Guide to Best Practice on Access to Pedestrian and Transport Infrastructure. All the inclusive design measures identified would be secured by condition. Crucially, the sports pitches would be open to the public with the management of the space controlled by a Community Use and Management Agreement which would be required through the Directors' Agreement.

Landscaping

- 10.26 Development Management Policy DM6.3 'Protecting Open Space' states that development proposals within the immediate vicinity of public open space must not impact negatively on the amenity, ecological value and functionality of the space; and that all impacts must be negated through the design of the scheme. Furthermore, Policy DM6.5 only permits the loss or damage of trees where there are over-riding

planning benefits and suitable replacements are found. The proposal involves the loss of existing trees and a change to the ecological value of the site. As a result, the application must include suitable mitigation measures and involve overriding planning benefits to justify these impacts.

- 10.27 The site currently contains some 60 trees, varying in quality from Category A to Category U trees. Category A trees are considered to be particularly valuable in terms of ecology and amenity while Category U trees are of no particular value and have a very short life expectancy. There are 3 further trees that were previously on site but have been temporarily relocated at an off-site location pending the development of the site and will subsequently be replanted on site.
- 10.28 The application proposes the removal of 14 existing trees on site, none of which would be Category A trees. Three of these trees are Category U trees while the remaining trees would be Category B and C trees, which are considered to have ecological and amenity value. Their loss would noticeably change the character and biodiversity value of the site and thus appropriate mitigation measures are essential for this application to be successful.
- 10.29 While space is very limited and the proposed sports pitches would occupy a large area of the site, the application proposes the replanting of the 3 trees which have already been temporarily relocated as well as the planting of 4 new trees in appropriate locations on site. In order to further mitigate the impacts of the loss of the existing trees, suitable alternative locations have been found on the Andover Estate to provide a further 11 new trees. The new locations have been identified and suitable tree species have been chosen. The planting of these trees would be secured by a Directors' Agreement.
- 10.30 In addition to the tree planting provided, new soft landscaping features have been proposed on the eastern boundary of the site. The additional soft landscaping together with the new paving and park furniture proposed result in a well-considered landscaped space. The paving proposed would be suitably permeable for the purposes of flood risk management and the landscaping details would be secured by way of condition.
- 10.31 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 Islington's Development Management Policies.

Section 106

- 10.32 The proposal results in a loss of existing trees on site. Due to the limited space on site, suitable tree replacement locations have been identified off site. The replanting of these trees will be secured by Directors' Agreement.
- 10.33 The new sports pitches would be subject to a Community Use and Management agreement to ensure that the space is suitably managed and public access is guaranteed. The agreement will be secured through a Directors' Agreement pursuant to section 106.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application seeks permission for the installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace the existing ball court. The proposed sports pitch would replace the Former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013 and was recently granted temporary planning permission for a change of use to a plant nursery (application ref: P2014/4873/FUL).
- 11.2 The site is an area of open space within the Andover Estate. As such, the proposal has been assessed against Policy CS15 of Islington's Core Strategy which states that all existing local open spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens will be protected. While not identified as designated open space within Islington's Development Management Policies, all public spaces are protected, including spaces not on the map or schedule.
- 11.3 A community consultation exercise was undertaken by Finsbury Park Community Hub in the spring and summer of 2014 in order to ascertain the views of residents regarding the proposed multi-purpose sports pitches at Corker Walk. The consultation exercise demonstrates that the vast majority of residents are in favour of the sports pitches. Concerns about the impacts of the development have been assessed and it is not considered that the development would result in unacceptable impacts in terms of light pollution, safety, security, noise and disturbance in accordance with Development management Policy DM2.1.
- 11.4 While the success of this development will be dependent on the quality of materials proposed, details of which would be required by condition, the proposal is well-considered and provides an attractive space with a number of new sports and recreation facilities. 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.
- 11.5 The proposal includes suitable replacement of the trees lost as part of the development and includes a well-considered landscape scheme. It is considered that the proposal includes suitable overriding planning benefits in the form of replacement trees and the provision of high quality publicly-accessible sports facilities to justify the loss of existing trees. As such, the 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 DM6.3 (Protecting open space), DM6.5 (Landscaping, trees and biodiversity) of Islington's Development Management Policies.

Conclusion

- 11.6 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 replanting of 8 new trees off-site.
2. A Community Use and Management Agreement to ensure suitable management and community use.

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: Location Plan CW-S001P; CW-S002P; CW-S003P Rev 3; CW-S004P Rev 1; CW-S005P; CW-S006P; CW-S007P; CW-S008P; CW-S009P Rev 2; CW-S010P Rev 3; CW-S011P Rev 3;</p> <p>Sports Pitch Improvement Works – Corker Walk (D&A Statement); Proposed Floodlighting CW/100/P; 02193P_TCP_01 Tree constraints plan; 02193P_TPP_01 Tree Protection 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/or samples of all materials shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. These shall include:</p> <ol style="list-style-type: none"> a) Samples of all boundary treatment; b) Paving details; c) details of proposed lighting; d) park furniture; e) any other materials to be used. <p>The development shall be carried out strictly in accordance with the details and samples</p>

	<p>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>
4	Inclusive Design Standards (Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved, further details on inclusive design measures including details of inclusively-designed seating shall be submitted to and approved in writing by the Local Planning Authority prior to commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure an inclusive and accessible community space appropriate to diverse and changing needs.</p>
5	Lighting Hours
	<p>CONDITION: The football pitch and ball court floodlighting shall be operated during the hours of 0900 – 2100 only. Usage within these hours shall be controlled by a photocell detector and a timer switch.</p> <p>REASON: To ensure that any resulting general or security lighting does not adversely impact neighbouring residential amenity and is appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p>
6	Lighting Details
	<p>CONDITION: Notwithstanding the plans hereby approved, further details of the lighting strategy shall be submitted and approved in writing to the Local Planning Authority prior to commencement of works on site.</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: To ensure that any resulting general or security lighting does not adversely impact neighbouring residential amenity and is appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p>
7	Noise Control Measures
	<p>CONDITION: A Noise Management Plan assessing the impact of the football pitch and ball court shall be submitted to and approved in writing by the Local Planning Authority prior to the use commencing on site. The report shall assess impacts during the operational phase of the football pitch and ball court on nearby residents and other occupiers together with means of mitigating any identified impacts.</p> <p>The football pitch and ball court shall be operated strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: To ensure that existing residential amenity is maintained.</p>

<p>8</p>	<p>Landscaping and SUDS</p> <p>CONDITION: Details of a landscaping scheme and 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.</p> <p>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>The Drainage Strategy shall include the following details:</p> <ul style="list-style-type: none"> a) a drainage plan detailing the proposed method for disposing of surface water by means of appropriate sustainable drainage systems. 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 runoff from the site post-development. <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 biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
<p>9</p>	<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> <ol style="list-style-type: none"> 1. The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site. 2. The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays. 3. All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition. <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>

10	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 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	Directors' Agreement
	<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	Other legislation
	<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	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>

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.

Since March 2014 Planning Practice Guidance for England has been published online.

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, Consolidated with Alterations since 2011

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.2 London and the wider metropolitan area

Policy 2.9 Inner London

Policy 2.14 Areas for regeneration

Policy 2.18 Green infrastructure: the network of open and green spaces

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.14 Existing housing

Policy 3.17 Health and social care facilities

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

4 London's economy

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision

5 London's response to climate change

Policy 5.3 Sustainable design and construction

Policy 5.10 Urban greening

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

6 London's transport

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.7 Better streets and surface transport

Policy 6.10 Walking

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 7.14 Improving air quality

Policy 7.15 Reducing noise and enhancing soundscapes

Policy 7.18 Protecting local open space and addressing local deficiency

Policy 7.19 Biodiversity and access to nature

Policy 4.12 Improving opportunities for all

Policy 7.21 Trees and woodlands

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS2 (Finsbury Park)

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Policy CS15 (Open Space and Green Infrastructure)

Policy CS16 (Play Space)

Policy CS17 (Sports and Recreation Provision)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)

Policy CS19 (Health Impact Assessments)

Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Housing

DM3.2 Existing housing

DM3.6 Play space

DM3.7 Noise and vibration (residential uses)

Shops, culture and services

DM4.12 Social and strategic infrastructure and cultural facilities

Health and open space

DM6.1 Healthy development

DM6.2 New and improved public open space

DM6.3 Protecting open space

DM6.4 Sport and recreation

DM6.5 Landscaping, trees and biodiversity

DM6.6 Flood prevention

Energy and Environmental Standards

DM7.4 Sustainable design standards

Transport

DM8.1 Movement hierarchy

DM8.2 Managing transport impacts

DM8.4 Walking and cycling

Infrastructure

DM9.2 Planning obligations

3. Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Finsbury Park Core Strategy Area

- Major Cycle Route

- Within 100m of TLRN

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Environmental Design
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation