

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department
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222 Upper Street

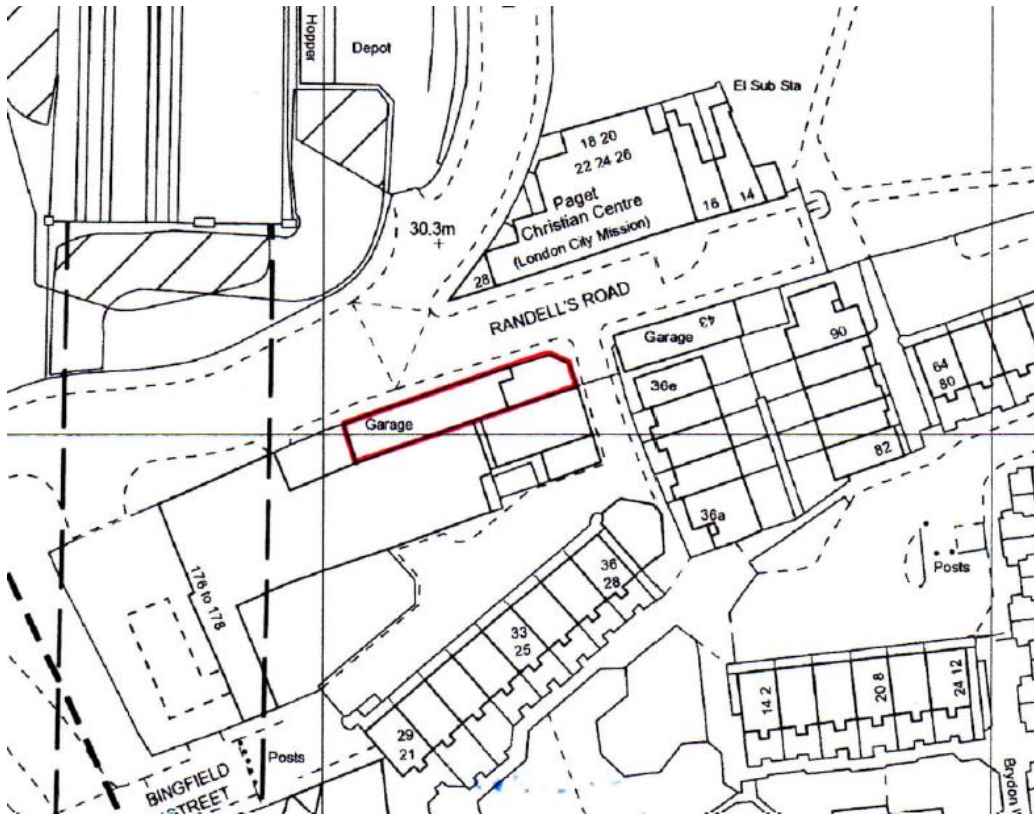
PLANNING SUB- COMMITTEE A		
Date:	1 st December 2015	NON-EXEMPT
Application number	P2015/2834/FUL	
Application type	Full Planning Application	
Ward	Barnsbury	
Listed building	Not listed	
Conservation area	Not in a conservation area	
Development Plan Context	Site Allocation KC4	
Licensing Implications	None	
Site Address	57-65 Randell's Road, London N1 0DH	
Proposal	Demolition of the existing garage/workshop and the erection of a four storey plus basement building to provide commercial (B1) space at ground floor and basement, and residential use (five x 2-bed flats and one x 1-bed flat) to the four upper floors, together with refuse bin stores and bicycle storage.	
Case Officer	Ashley Niman	
Applicant	Paul Newman	
Agent	Peter Brades	

1 RECOMMENDATION

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

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE AND STREET



Image 1: Aerial view of the site viewed from the north



Image 2: the site viewed from York Way



Image 3: a visualisation of the proposed building

4. SUMMARY

- 4.1 The erection of a four storey building to provide 228sqm of B1 floorspace over the ground floor and basement, and six flats (five x two-bedroom and one x one-bedroom) to the first, second and third floors, together with ancillary refuse and recycling storage and bicycle storage.
- 4.2 The mix of land uses accords with and is appropriate to the policy requirements of the site.
- 4.3 There will be no adverse impact on the amenity of surrounding residents and other occupiers.
- 4.4 The scale, height and form of the new building is appropriate to the street and to adjacent buildings, respects the setting of adjacent listed buildings, and is designed to allow for further adjoining development.
- 4.5 Overall, the scheme complies with adopted national and local land use, design and amenity planning policies.

5. SITE AND SURROUNDING

- 5.1 The site currently consists of a single storey plus shallow pitched roof structure, providing car repair facilities, and has been operating on site for at least 40 years. The site has a single access onto Randells Road and has an area of 212sqm.
- 5.2 The building is not listed nor in a conservation area, but faces the Grade II listed Paget Christian Centre at 18-26 Randells Road, and is close to but not adjoining the former York Way Underground Station.

- 5.3 The site is identified in the Councils Site Allocations as KC4, and allocates it for a residential-led mixed use development, and including the re-provision of business floorspace.
- 5.4 The surrounding area is a mix of land uses with industrial uses to north and south and residential use to the north east and east.

6. PROPOSAL (IN DETAIL)

- 6.1 The application proposes the demolition of the existing garage/workshop and the erection of a four storey plus basement building to provide commercial (B1) space at ground floor and basement, and residential use (five x 2-bed flats and one x 1-bed flat) to the four upper floors, together with the incorporation of refuse bin stores and bicycle storage.

Revisions:

- 6.2 Revisions to the scheme have been received since the initial submission including a bolder frontage and a more rational layout of the fenestration, together with improved internal amenity and an increase in the B1 office provision, full neighbour consultation has been carried out on these amendments.

7. RELEVANT HISTORY:

- 7.1 There is no formal history to the car repair workshop. The site itself has operated as a car repair business for at least 40 years and employs two.

PLANNING APPLICATIONS:

- 7.2 P120579 43 Randell's Road; Demolition of existing vacant warehouse/garage buildings and the erection of 2 x two storey 2 bed dwellings and associated alterations and landscaping. Approved 05/06/2014.
- 7.3 P2014/4553 43 Randell's Road: Section 73 application to vary condition 2 (drawings as approved plans Nos.) of P120579 granted in June 2014 in connection with amendments with the inclusion of a basement floor level within the footprint of both dwellings. Approved 03/02/2015.
- 7.4 P111380 At 176-178 York Way. External alterations to building and site layout including part demolition (to facilitate occupation as a builders' merchant). Approved 08/09/2011.
- 7.5 P110941 At 176-178 York Way. Temporary change of use (for a period of 5 years) from a garage for the display, sale, storage and repair of vehicles (sui generis) to a builders' merchant (sui generis) for the display, sales and storage of building, timber and plumbing supplies, plant and tool hire, including outside display and storage. Refused 24/11/2011.
- 7.6 P2013/3432 At 29-36 Outram Place. Provision of office space and parking for service vehicles for mechanised services provided to council estates. Approved 14/01/2014.
- 7.7 P2015/1973 At 176-178 York Way Temporary change of use of offices and part of the forecourt from a garage for the display, sale, storage and repair of vehicles (sui

generis) to a car hire office including ancillary parking (B1 use class). Not yet determined.

ENFORCEMENT:

7.8 None

PRE-APPLICATION ADVICE:

7.9 Q2014/1488 Pre-application advice for 57-65 Randells Road issued 10 October 2014. The submitted scheme accords with the general guidance given in the letter.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 43 adjoining and nearby properties at Randells Road, Rufford Street and Bingfield Street. A site notice was displayed on 21st July 2015. The public consultation of the application therefore expired on 21st August 2015. However it is the Councils practice to accept letters of representation up until the date of decision.

8.2 One letter of comment was been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- No objection to the land use or building but a request that that the scheme be considered as part of the wider site, rather than being developed piecemeal

8.3 A second round of consultation was carried out on the 23rd October 2015, as a result of amendments to the elevations and alterations to the ground floor layout. This further round expired on 9th November 2015. However it is the Councils practice to accept letters of representation up until the date of decision.

8.4 A total of two responses were received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets)

- One letter of support for the land uses and the overall development
- One objection against the smaller units and a request for family housing (10.7).

Internal Consultees

8.5 **Planning Policy Officer:** Objected to loss of B1 commercial space.

8.6 **Acoustics Officer:** Recommends conditions to protect residents from noise and contaminants.

8.7 **Design and Conservation Officer:** Has no objection to the proposal and requests conditions on material and screens. Would prefer a stepped profile at the western end for symmetry.

8.8 **Transport Planning Officer:** Requirement for car free housing adequate cycle provision.

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

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.4 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:

Site Allocations: KC4

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.5 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
- Neighbouring Amenity
- Quality of Resulting Residential Accommodation
- Energy Efficiency, Renewable Energy and Sustainability
- Highways and Transportation
- Planning Obligations and CIL

Land-use

- 10.2 The site was originally identified in the Regenerating King's Cross Neighbourhood Framework SPD. It was subsequently included as a Site Allocation for a residential-led mixed use redevelopment : KC4: 176-178 York Way and 57-65 Randell's Road. Both documents envisage the site being developed holistically with site assembly producing a better site for development, for example in urban design terms and layout.
- 10.3 The site allocation proposes a residential led mixed use redevelopment, including the re-provision of business floorspace. The proposal complies with the uses but only deals with about 10% of the site area. Should part of the site be developed as part of a more piecemeal approach it is important that it does not prejudice the future development of the wider site. The policy considerations for the site do not preclude piecemeal developments but require that the individual proposals for the constituent parts anticipate joined up development.
- 10.4 There is strong policy protection for business floorspace within the development plan. Policy CS13 looks to protect existing business floorspace, while CS6 is clear that business floorspace within the King's Cross area will be protected from change of use, with the King's Cross area expected to accommodate an increase in B-use class jobs. Following an earlier response from the Planning Policy team, the commercial floorspace provision has been increased and will provide a net gain of 28sqm over the present floor area.
- 10.5 The proposal would provide two small office units of 95m² and 133m² over the majority of the ground floor and basement. Due to the size of the units, they can be considered suitable for SMEs and therefore consistent with the policy objectives of CS6, CS13 and DM5.4.
- 10.6 The remainder of the ground provides the communal residential entrance, refuse and recycling store, bicycle store and mobility scooter dock for the upper residential units.
- 10.7 The introduction of residential use to the new upper floors is acceptable as part of the mixed use development in this location. The environment would not be appropriate for town houses in this location and the mix of flats is more appropriate. The dwelling mix of one x one bedroom flat and five x two bedroom flats is considered suitable for the location and accords with dwelling mix policy.

Design Considerations

- 10.8 This is a prominent corner location which warrants a well-designed building to contribute to a high quality street environment that is welcoming to pedestrians and provides active. A modern approach to the design of the development is appropriate and there is little architectural context to draw on.
- 10.9 The height, scale and form is considered to be suitable for the site, and is within the context of existing buildings on Randells Road, and the approved scheme for 43 Randells Road (two storeys but this is in response to its immediate neighbours), and properties in Bingfield Street and Bingfield Park are four and five storeys
- 10.10 The mass and volume has been designed to allow for a continuous and active ground floor frontage and above this the two wings of the block have been designed to provide a central location for the staircase and lift core for the residential units. This serves a practical function but also provides a point of distinctiveness for the building, with the full length glazing providing a strong feature and focal point.

- 10.11 The site is not in or adjoining a conservation area. The development is not considered to harm the setting of the Grade II listed Paget Christian Centre, 18-26 Randell's Road, opposite the site, and although slightly further away, the former York Road Underground Station, 172-174 York Way, to the south. Indeed, the construction of a suitably scaled building that follows the building line will help in street reconstruction and complement the Paget Christian Centre. The Design and Conservation Officer has no objection to the design subject to details and samples of materials being conditioned.
- 10.12 The design anticipates and allows for future development to the west along Randell's Way and the solid flank wall will enable future development of appropriate scale to abut and continue the established building line towards York Way.

Accessibility

- 10.13 On 1 October 2015 a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, which will be enforced by Building Control or an Approved Inspector. This was brought in via
- Written Ministerial Statement issued 25th March 2015
 - Deregulation Bill (amendments to Building Act 1984) – to enable 'optional requirements'
 - Deregulation Bill received Royal Assent 26th March 2015
- 10.14 As a result of the changes introduced in the Deregulation Bill (Royal Assent 26th March 2015), Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor local wheelchair housing standards
- 10.15 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements. If they are not conditioned, Building Control will only enforce Category 1 standards which are far inferior to anything applied in Islington for 25 years.
- 10.16 Planners are only permitted to require (by Condition) that housing be built to Category 2 and or 3 if they can evidence a local need for such housing i.e. housing that is accessible and adaptable. The GLA by way of Minor Alterations to the London Plan 2015, has reframed LPP 3.8 Housing Choice to require that 90% of new housing be built to Category 2 and 10% to Category 3 and has produced evidence of that need across London. In this regard, as part of this assessment, these emerging revised London Plan policies are given weight and inform the approach below.
- 10.17 The proposed accommodation will be detailed to meet Category 2 of the National Standard for Housing Design as set out in the Approved Document M 'Accessible and adaptable dwellings' M4(2), and with Islington Flexible Homes and the Islington Inclusive Design SPD. The approach to all units will be step-free and the approach to the main entrance will be level.
- 10.18 Parking/drop-off is directly from the street for the B1 use. There is a mobility scooter store/re-charge dock and the cycle store is adjacent to the eastern B1 unit. Access to the upper floor flats will be via a level threshold and lift access to all units.

Neighbouring Amenity

10.19 The overall height and design of the new building has been broken up into component parts to ensure there is no overwhelming mass that would materially affect light or sense of enclosure to neighbours.

Daylight and overshadowing

10.20 A Daylight and Sunlight Analysis has been carried out by Hawkins Environmental on behalf of the applicant. The site adjoins commercial properties to the southern boundary and is adjacent to residential property to the east.

10.21 Assessing daylight first, the VSC requirement is that windows continue to receive the minimum 27% for adequate light, and where levels of light are below 27%, the reduction is no more than 20% from the existing level. The three closest buildings were tested. For 36e Bingfield Street and for 43-45 Randell's Road, all windows will continue to receive the minimum 27%. For 26a/26b Randell's Road (the Paget Centre), all windows except one will continue to receive the minimum 27%. This window, (located at first floor and facing south), would see the light value fall to 26% and the proposed level would be 0.71 of existing, so although it may be noticeable, within the context of all windows, the change will be negligible, .

10.22 Turning to sunlight, the same three properties tested above were analysed for the impact on their sunlight levels. For all three sites, any impact on sunlight loss would be considered to be negligible, according to the results of the Annual Probable Sunlight Hours calculations for the windows under consideration, within the BRE guidance.

Overlooking and privacy

10.23 There will be no direct overlooking to habitable rooms. Moreover facing windows lie across public highways, and overlooking across a public highway does not constitute an unacceptable loss of privacy.

Sense of enclosure

10.24 The alignment, height and scale of the proposal will ensure that no adjacent property will experience a sense of enclosure or material loss of outlook.

Quality of Resulting Residential Accommodation

10.25 The development proposes six residential units: five x two-bedroom and one x one-bedroom. The scheme provides gross internal areas of between 75sqm and 77sqm for the two bedroom units and 67sqm for the one bedroom unit, therefore all comfortably complying with policy DM3.4 which requires two bedroom units to be 70sqm and one bedroom units to be 50sqm. All residential units have good levels of internal storage and all will have good levels of light, outlook and aspect, good circulation space and all are dual aspect.

10.26 All six units have outdoor terraces in accordance with policy for new private external space standards. Policy DM3.5 requires a minimum of 5sqm on upper floors, with an extra 1sqm for each additional occupant. The terraces each have between 8sqm and 9sqm.

Energy Efficiency, Renewable Energy and Sustainability

- 10.27 The proposal is designed to be a low and passive consumer of energy with high insulation values, natural ventilation and appropriate sourcing of materials.
- 10.28 A green roof is proposed on part of the scheme, as required by DM6.5, although no details have been provided about the substrate depth. A condition will secure the provision and maintenance of the green roof.
- 10.29 The scheme provides 20 photovoltaic cells located on the roof which will contribute towards renewable energy.

Highways and Transportation

- 10.30 The site lies within reasonable walking distance of train and underground stations at Kings Cross/St Pancras Station some 800 metres away, and regular 390 bus services along York Way. The site has a PTAL (Public Transport Accessibility Level) rating of 1b which is 'poor.'
- 10.31 The residential development will be car-free and this will be secured through a planning condition as required by policy CS10.
- 10.32 Secure and enclosed cycle parking provision together with re-charge docks, located to the ground floor, is provided in accordance with the requirements of the London Plan. There is one bicycle stand per bedroom with a total of eleven stands, and one for the office space. The policy requirement is for a total of 4 stands for the B1 use, on top of the 11 residential stands and this can be secured by condition

Planning Obligations, Community Infrastructure Levy

- 10.33 The Council's Affordable Housing Small Sites Contributions Supplementary Planning Document (SPD) together with Core Strategy policy CS12 Part G states that development proposals below a threshold of 10 residential units (gross) will be required to provide a financial contribution towards affordable housing provision elsewhere in the borough.
- 10.34 The applicant has agreed to the Small Sites policy contribution in regard to both the commuted payment for affordable housing provision (£300,000) and for the carbon offset contribution (£6000) and the unilateral agreement has been signed to confirm the applicant's commitment to make this contribution.
- 10.35 The Community Infrastructure Levy (CIL) Regulations 2010, part 11 introduced the requirement that planning obligations under section 106 must meet three statutory tests, i.e. that they (i) necessary to make the development acceptable in planning terms, (ii) directly related to the development, and (iii) fairly and reasonably related in scale and kind to the development. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Mayor of London's and Islington's Community Infrastructure Levy (CIL) will be chargeable on this application on grant of planning permission. This will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. The payments would be chargeable on implementation of the private housing.

Other Matters

- 10.36 Refuse and recycling: Secure refuse and recycling for both the office use and residential use is provided at ground floor.
- 10.37 Contamination: The site is listed on the contaminated land database due to previous potentially polluting uses. It is recommended that a Contaminated Land condition is attached to any permission granted.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposal provides an appropriate mix of land uses without prejudicing or compromising further development of the wider site. The design sets a good standard of form, height and scale with good materials and elevation detail, and will not materially affect the amenity of adjacent occupiers.
- 11.2 Overall, the scheme complies with adopted national and local land use, design and amenity planning policies.

Conclusion

- 11.3 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) 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:

ALTERNATIVELY should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service be authorised to enter into a Deed of Planning Obligation under section 106 of the Town and Country Planning Act 1990 to secure to the heads of terms as set out in this report to Committee.

The Heads of Terms are:

- £300,000 contribution towards affordable housing
- £6,000 towards carbon off-set.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	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. 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).
2	Approved plans list
	DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans, 1666/02, 1666/01, 1666/03, 1666/04, 1666/20B, 1666/21B, 1666/22B, 1666/23B, 1666/24B, 1666/25B, 1666/26B, 1666/27B, 1666/28B, 1666/29B, Planning, Design, Access, Sustainability and Heritage Statement (Peter Brades, July 2015), Daylight/Sunlight Assessment (Hawkins Environmental, 6th February 2015), Energy Statement (energy engineering, 19th February 2015). 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
3	Materials
	CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:

	<p>a) Details and samples of all facing brickwork b) Samples of all facing render including colour b) Details of window and door treatment (including sections and reveals); c) Details and samples of screening</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard</p>
4	<p>Construction Management Plan</p> <p>CONDITION: A Construction Management Plan and Impact Assessment Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the construction phase of the development on nearby residents together with means of mitigating any identified impacts. The development shall be carried out 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: In order to mitigate the impact of the development to nearby residents.</p>
5	<p>Sustainable Design</p> <p>A Sustainable Design and Construction Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the dwellings hereby permitted achieve best practice sustainability standards with regard to water, materials, energy, ecology and adaptation to climate change. The statement must demonstrate how the dwellings will achieve a 25% reduction in Regulated CO2 emissions when compared with a building compliant with Part L of the Building Regulations 2010, and not exceed water use targets of 95L/person/day.</p> <p>REASON: In the interest of sustainable development.</p>
6	<p>Construction Controls</p> <p>CONDITION: During the clearance 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>

7	Accessible Housing
	<p>CONDITION: The accommodation be detailed to meet Category 2 of the National Standard for Housing Design as set out in the Approved Document M 'Accessible and adaptable dwellings' M4(2)</p> <p>REASON: To ensure the proposal is accessible to all.</p>
8	Car Free Housing
	<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> <ul style="list-style-type: none"> i) In the case of disabled persons; ii) In the case of units designated in this planning permission as "non car free"; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year. <p>REASON: To ensure that the development remains car free.</p>
9	Refuse/Recycling Provided (Compliance)
	<p>CONDITION: The dedicated refuse / recycling enclosure shown on drawing no. 1666/21B 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>
10	Green/Brown Biodiversity Roofs (Compliance)
	<p>CONDITION: The biodiversity (green/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with plan no. 1666/22B hereby approved; and c) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
11	Noise
	<p>CONDITION: A noise assessment following the guidelines of PPG24 and a scheme for sound insulation and noise control measures shall be submitted to and approved in writing by; and implemented to the satisfaction of the Local Planning Authority prior to the first occupation of the rooms hereby approved. The sound insulation and noise control measures shall achieve the following internal noise targets:</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast) Living Rooms (07.00-</p>

	<p>23.00 hrs) 35 dB LAeq, Kitchens, bathrooms, WC compartments and utility rooms (07.00 –23.00 hrs) 45 dB LAeq</p> <p>The sound insulation and noise control measures 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 protect the amenity of future occupiers of the site.</p>
12	<p>Cycle Parking</p> <p>The bicycle storage area(s) hereby approved, which shall be covered, secure and provide for no less than 15 bicycle spaces shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport</p>
13	<p>Contamination</p> <p>CONDITION: Prior to the commencement of development the following assessment in response to the NPPF and in accordance with CLR11 and BS10175:2011 shall be submitted to and approved in writing by the Local Planning Authority</p> <p>a) A land contamination investigation.</p> <p>Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:</p> <p>b) A programme of any necessary remedial land contamination remediation works arising from the land contamination investigation.</p> <p>The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.</p> <p>c) Following completion of measures identified in the approved remediation scheme a verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part b).</p> <p>REASON: To protect the amenity of future occupiers of the site.</p>

List of Informatives:

1	<p>S106</p> <p>SECTION 106 AGREEMENT You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.</p>
2	<p>Superstructure</p> <p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION' A number of conditions attached to this permission have the time restrictions 'prior to</p>

	<p>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>
3	<p>Community Infrastructure Levy (CIL) (Granting Consent)</p> <p>INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the 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/whattosubmit/cil</p>
4	<p>Positive Statement</p> <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. A pre-application advice service is also offered and encouraged. Pre-application discussions were entered into and the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>
5	<p>Access</p> <p>Access requirements: There is a (min.) 300mm clear space to entrance, living room and bedroom doors; bathroom doors are shown to open outwards and space is shown dotted for a possible shower to replace the bath. There is no need for pumped drainage; the main bedrooms have a 750 clear zone around the bed and 1500 turning circle; and all thresholds will be level/flush and wheelchair accessible.</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 2.13 Opportunity areas and intensification areas

3 London's people

Policy 3.1 Ensuring equal life chances for all

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 3.15 Coordination of housing development and investment

4 London's economy

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.3 Mixed use development and offices

Policy 4.4 Managing industrial land and premises

5 London's response to climate change

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.9 Overheating and cooling

Policy 5.11 Green roofs and development site environs

Policy 5.13 Sustainable drainage

6 London's transport

Policy 6.9 Cycling

Policy 6.13 Parking

7 London's living places and spaces

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 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)
Policy CS6 (King's Cross)

Infrastructure and Implementation
Policy CS18 (Delivery and Infrastructure)

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

Employment

DM5.1 New business floorspace
DM5.2 Loss of existing business floorspace

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
DM7.5 Heating and cooling

Transport

DM8.4 Walking and cycling
DM8.5 Vehicle parking

Infrastructure

DM9.1 Infrastructure
DM9.2 Planning obligations
DM9.3 Implementation

D) Site Allocations June 2013: KC4, 176-178 York Way

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:

- Site Allocation KC4 -

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Environmental Design

London Plan

- Accessible London: Achieving and Inclusive

- Small Sites Contribution
- Accessible Housing in Islington
- Urban Design Guide

- Environment
- Housing
- Sustainable Design & Construction