

## PLANNING COMMITTEE REPORT

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

<b>PLANNING SUB- COMMITTEE A</b>		
<b>Date:</b>	1 <sup>st</sup> December 2015	<b>NON-EXEMPT</b>

Application number	P2015/2290/FUL
Application type	Full Application
Ward	St Peters
Listed Building	Not Listed
Conservation Area	East Canonbury
Development Plan Context	East Canonbury Conservation Area, Employment Growth Area
Licensing Implications Proposal	None
Site Address	New North House, Canonbury Business Centre, 202 new North Road, London, N1 7BJ
Proposal	Demolition of existing rooftop structures and erection of additional storey on new north house to form 396 square metres of additional business (B1) floor space

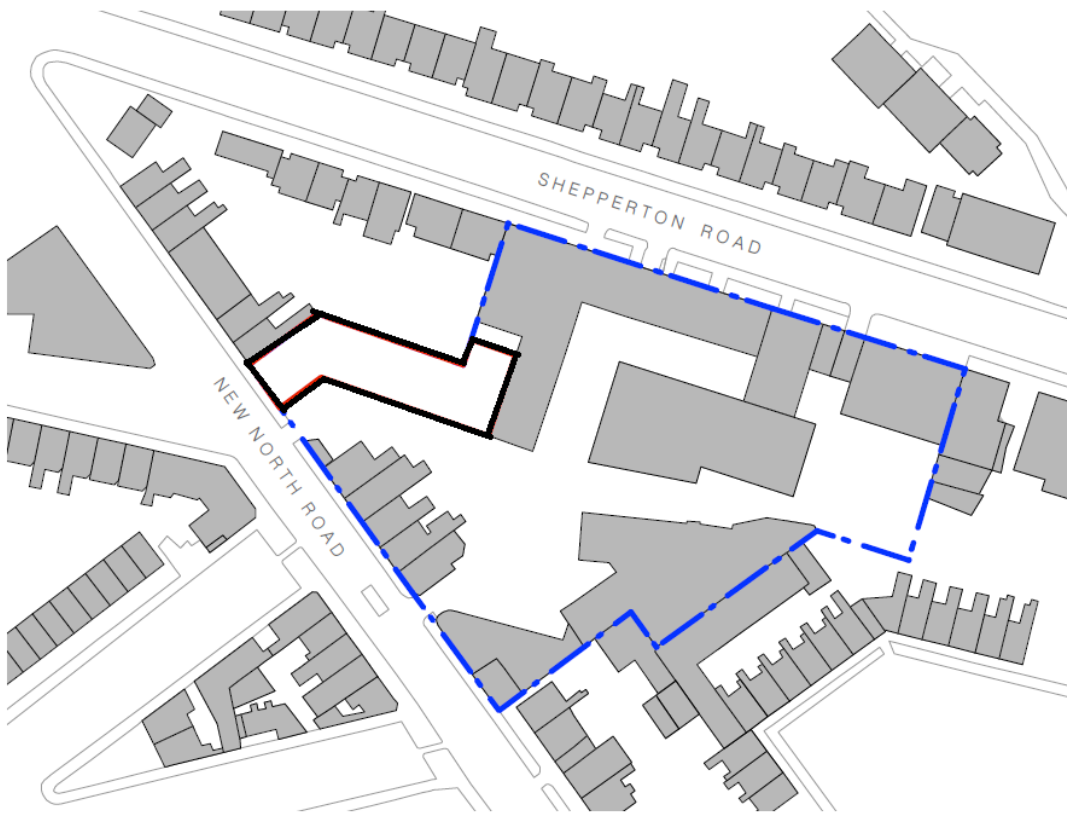
Case Officer	Duncan Ayles
Applicant	John Hedderson
Agent	Clive Small-Smok Ltd

### 1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1.

**2 SITE PLAN (SITE OUTLINED IN BLACK)**



### 3 PHOTOS OF SITE/STREET



Image 1: Aerial View of the Site from the south



Image 2: Aerial View of the site from the north.



**Image 3:** view of the properties at Shepperton Road with view of Canonbury Business Centre



**Image 4:** View of New North House from New North Road

#### **4. SUMMARY**

- 4.1 The application relates to an office building, New North House, which is part of the Canonbury Business Centre. The building dates from the Victorian period, and has been heavily altered since its construction, including through the alteration of its roof and possible removal of a storey from the roof. The building is located within the East Canonbury Conservation Area, and is within the setting of a number of listed buildings on Shepperton Road to the north.

- 4.2 The application seeks approval for the erection of an additional storey to form 396 square metres of additional B1 office space. The proposed extension contains a pitched roof, aligned with the adjoining roof at Shepperton House to the east. The proposed roof extension covers only part of New North House, and does not extend onto the part of the building fronting New North Road. The design of the extension is considered to be acceptable, and the Design and Conservation team have raised no objection to the proposal.
- 4.3 Ten objections have been received from neighbouring properties, largely in respect of the impact of the additional storey on the amenity in respect of the loss of daylight, sunlight, outlook and increased sense of enclosure.
- 4.4 The applicant has provided a daylight/sunlight report which assesses the impact of the works on 200-194 New North Road and on 95-101 Shepperton Road. The report demonstrates that the proposal is in accordance with the Building Research Establish Guidance Document: Site Planning for Daylight and Sunlight. In addition, due to the length of the rear gardens to the properties at Shepperton Road, and the oblique angle of the properties at Shepperton Road relative to the application site, the impact on the outlook and sense of enclosure from properties is considered to be acceptable.
- 4.5 Concerns have been raised by the Council's inclusive design officer in respect of some elements of the internal layout and the access into the new floor. As the proposal uses the existing access and stairs in New North House, the failure to accord with all of the standards within the Inclusive Design SPD is considered to be acceptable in this instance, given the constraints to the site.
- 4.6 The proposal is identified as an employment growth area under the Development Plan Policies Map and therefore an increase in B1 office space is considered acceptable. The proposed design is considered to be acceptable in terms of its impact on the character and appearance of the Conservation Area, and therefore the scheme is in accordance with policies DM 2.1 and 2.3 of the Development Management Policies. The amenity impact is also considered to be acceptable and in accordance with policy DM 2.1. The internal layout is also considered to be acceptable in terms of inclusive design, given the constraints to the site, and therefore the proposal is in accordance with policy DM 2.2.

## **5. SITE AND SURROUNDING**

- 5.1 The application relates to a B1 office building know as New North House, located within the Canonbury Business Centre. The building is Victorian and has been heavily altered since its construction, including following bomb damage, where the top floor is believed to have been lost. The building contains a three storey element that fronts New North Road, with the building rising to four storeys toward the center of Canonbury Business Centre. The building currently contains a flat roof and its facing materials comprise London Stock Brick, white render and crittall windows. New North House is directly adjacent to Shepperton House, which is a four storey commercial building incorporating a pitched roof. The existing building is occupied by a range of small and medium sized business, including start up and creative enterprises.
- 5.2 New North House forms part of the northern boundary to the Canonbury Business Centre, and the building directly abuts the rear gardens of the properties at 95 to 97

Shepperton Road, and the side of 210 Shepperton Road. The terrace to the south of the application site, 192-200 New North Road, contains café and retail uses at ground floor with residential uses above. The buildings to the south-east and east of the application site are office buildings and car parking areas used in connection with the remainder of the Canonbury Business Centre.

- 5.3 New North House is situated within the East Canonbury Conservation Area, and is surrounded late Georgian and early Victorian development, including listed Georgian buildings at Shepperton Road. These buildings are generally three storey, or two storeys over a basement. However, the area also contains much larger commercial development within the remainder of the Canonbury Business Centre, such as the 5 Storey Shepperton House building on Shepperton Road. Peninsula Court, a recently constructed four-storey residential building stands on the opposite side of New North Road.

## **6. PROPOSAL (in detail)**

- 6.1 Planning permission is sought for the removal of existing rooftop structure, the staircase enclosure, and the erection of an additional storey to form 396 square metres of additional B1 office space. The proposed roof extension will incorporate an asymmetric pitched roof, which will align with the roof of Shepperton House, the adjacent commercial building. The proposed roof form will contain a longer roof slope facing toward the properties at Shepperton Road than facing toward New North Road. The proposal requires an increase in eaves height on the existing north-east elevation by 2.6 metres, and the south-west elevation by 3.7 metres. The total height of the ridge will be 5.9 metres higher than the existing. The roof pitch facing toward Shepperton Road will be approximately 25 degrees, while the pitch on the south-western side will be approximately 29 degrees.
- 6.2 The proposed extension is designed to be in keeping with the existing building, and therefore is detailed with matching London Stock Brick, render and crissall windows. The roof will be formed from slate, and will contain rooflights and solar panels. The access into the new office space will be as existing, through the existing courtyard entrance and stairwells. The proposed extension covers only part of New North House, and will not extend across the part of New North House that fronts New North Road. This part will remain unaltered.

### **Revisions:**

- 6.3 The application has been amended in response to concerns raised by design and conservation officers. The elevational treatment of the south-eastern elevation has been altered to replace areas of render with additional areas of brickwork. Additional sunlighting/daylighting testing has also been provided to address concerns raised by officers.

## **7. RELEVANT HISTORY**

### **PLANNING APPLICATIONS**

- 7.1 **P060012:** Erection of a new four storey building to accommodate a covered area for 5 car parking spaces (not associated with the residential units) on the ground floor,

and three x 2 bedroom flats on the first , second and third floors. Refused on design grounds.

#### **PRE-APPLICATION:**

- 7.3 **Q2015/1103/MIN:** Erection of Two Additional Storeys Onto Existing Office Building to Form Enlarged Business Space:

This pre-application enquiry proposed the erection of two additional, contemporary floors onto New North House, including to the frontage onto New North Road. The applicant was informed that the scheme would not be considered acceptable on design and amenity grounds. It was recommended that the proposal be amended to include only one additional storey to the parts of New North House closes to Shepperton House, away from New North House.

#### **ENFORCEMENT**

- 7.4 None.

### **8 CONSULTATION**

#### **Public Consultation**

- 8.1 Letters were sent to occupants of 152 adjoining and nearby properties on the 17<sup>th</sup> June 2015. A site and press notice was also displayed on 16<sup>th</sup> July 2015. Reconsultations were undertaken following the receipt of additional daylight information and amended plans on the 23<sup>rd</sup> July 2015 and 23<sup>rd</sup> September 2015. The public consultation therefore expired on the 7<sup>th</sup> October 2015. However, it is the Council's practice to continue to consider representations made up until the date of the decision.
- 8.2 At the time of the writing of this report, 10 objections had been received from 6 objectors. The objections can be summarised as follows (with the relevant paragraph numbers that provide responses to those issues indicated in brackets):

- Loss of direct sunlight and daylight to habitable rooms and amenity areas (10.11-10.16)
- Impact on Outlook and Increased Sense of Enclosure (10.19-10.23)
- Construction Noise (10.35)
- Loss of T.V. signal (10.33)
- Overlooking (10.17-10.18)
- Impact on Parking and Highway (10.33-10.35)
- Impact on the Character and Appearance of the Area (10.4-10.9)

#### **Internal Consultees**

- 8.3 **Design & Conservation:** No objections raised. The proposed extension reinstates the original height and bulk of the building. The additional floor is well detailed and will reconcile the fractured nature of the Canonbury Yard elevation to provide a more complete and cohesive elevation. The building to the east is considerably higher than the existing building and terminates abruptly with a gable end. The additional storey would cover this flank elevation. The roof level will only be partially visible from Long

views and will not harm the character and appearance of the building or the East Canonbury Conservation Area.

- 8.4 **Inclusive Design:** Raise concerns. The proposed scheme utilises the existing access into the property, but the existing lift is undersized and does not meet the relevant standard for it to be used by a person in a wheelchair. The application does not provide details of an inclusive toilet or details of the evacuation plan for disabled persons.

### **External Consultees**

- 8.5 **Angel Society:** No comments received.
- 8.6 **Duncan Terrace Association:** No comments received.
- 8.7 **Canonbury Society:** No comments received.

## **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 is a material consideration and has been taken into account as part of the assessment of these proposals.
- 9.2 The National Planning Practice Guidance is a material consideration and has been taken into account as part of the assessment of these proposals.

### **Development Plan**

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

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

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

## **10. ASSESSMENT**

- 10.1 The main issues arising from this proposal relate to:
- Principle of Development
  - Design and Impact on the Character and Appearance of the Conservation Area
  - Impact on the Amenity of Neighbouring Properties
  - Inclusive Design and Accessibility



- Highways and Transportation

### **Principle of Development**

- 10.2 The Canonbury Business Centre contains an established B1 office use, and the site is identified within the Development Plan policies map as an employment growth area. Policy DM 5.1 states that the Council will encourage the intensification, renewal and modernisation of existing business floorspace within Employment Growth Areas. Policy DM 5.1 also requires new business floorspace to be flexible, to allow for the future subdivision and amalgamation of business accommodation. This is to ensure that new floorspace will be suitable for small and medium sized enterprises.
- 10.3 The proposal will provide approximately 396 square metres of additional business floorspace and therefore intensify the use of the site. Consequently the proposal is considered to be in general conformity with the requirements of policy DM 5.1. Although the floor plans submitted are indicative only, the open plan layout of the space could provide flexibility in accordance with policy DM 5.1. The existing business space within New North House is occupied by small and medium enterprises, and the applicants have stated that it is envisaged that the new floorspace will be similarly utilised.

### **Impact of the Development on the Character and Appearance of the Existing Building and the Conservation Area.**

- 10.4 The host building is not listed but is located within East Canonbury Conservation Area. The building is Victorian, and has been significantly altered since it was constructed. Evidence provided by the applicant suggests that the building may have contained an additional storey and would have also contained a pitched roof of some kind. This has been confirmed as likely by the Council's Design and Conservation team. The existing building reads as containing two separate parts, a frontage onto New North Road which contains a decorative, formal façade with stucco detailing, and a less decorative part further to the rear which has a somewhat disjointed appearance owing to changes in levels, different materials and the use of a flat roof adjacent to a gable on Shepperton House.
- 10.5 The existing development within the vicinity of the application site displays a notable variation in terms of the height and scale of development. While the development on New North Road and Shepperton Road does not exceed three storeys, the development to the north-east is far greater, with Shepperton House being formed of four storeys including a pitched roof. The proposed additional storey is situated away from the New North Road frontage of New North House, and therefore it is considered that the new development will be primarily read in context with the existing larger scale development within the Canonbury Business Centre. Section 2.2.2 of the Islington Urban Design Guide states that areas where there is a variety of building height, as in this instance, provide scope for increases in height without harming the character of the area.
- 10.6 The proposal will be obscured from most parts of New North Road by the existing development on New North Road. Similarly, the gaps between the properties at 95 to 107 Shepperton Road are relatively narrow, and therefore only afford limited views of New North House behind the properties at Shepperton Road.
- 10.7 It is acknowledged that section 23.7 of the East Canonbury Conservation Area design guidelines states that roof extensions will not be permitted where they are

visible from the street or other public areas. However, the extension proposed within this application will not read as a roof extension and will instead reinstate the original height and bulk of the building.

- 10.8 The detailed design of the proposed extension is considered to be acceptable. The design proposal seeks to reconcile the existing fragmented nature of the building, by inserting a pitched roof to align with the existing roof ridge of Shepperton House to the south east. The use of matching materials and detailing will ensure that the extension will read as in keeping with the property. A condition is suggested to require the submission of samples of facing materials, to ensure the final treatment is acceptable. The proposed addition of solar panels and rooflights to the property are considered acceptable. Due to the relatively low pitch to the extension, these features will only be visible from long views from New North Road.
- 10.9 As such, the proposal would not materially harm the overall appearance of the building and the surrounding townscape or the adjacent East Canonbury Conservation Area. Therefore, the proposal is considered to accord with policies 7.4 (Local character), 7.6 (Architecture) of the London Plan 2015, policy CS8 (Enhancing Islington's character) of the Islington Core Strategy 2011, and policy DM2.1 (Design) of the Islington Development Management Policies 2013.

### **Impact on the Amenity of Neighbouring Properties**

- 10.10 Policy DM2.1 of the Development Management Policies states that 'developments are required to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.' Objections have been received from neighbouring properties in relation to the impact of the proposal on neighbouring properties, specifically in relation to the possible loss of outlook and loss of light.

#### **Loss of Daylight and Sun Light**

- 10.11 The applicant has provided a Daylight and Sunlight Report in support of the application, which assesses the impact of the proposed extension on the properties at 95-101 Shepperton Road and 194-200 New North Road. The report tested 41 windows for the loss of daylight, and one window failed, which equates to 2.4% of all windows tested.
- 10.12 The only window within 95-101 Shepperton Road that fails the Vertical Skylight Component Test, which relates to daylight, is a second floor window at no. 95 Shepperton Road. Based on the floor plans approved for a recent application, this window serves a bedroom. The window experiences a reduction to 0.52 times its previous figure VSC, which is significantly greater than the 0.2 allowed by the BRE guidance. Furthermore, the report also includes an assessment of daylight distribution (ADF – Average Daylight Factor), which looks at the amount of daylight received by a room, using a known or assumed layout. The Second Floor Window R1 at 95 Shepperton Road passed this test, demonstrating that the room will continue to benefit from an acceptable level of daylighting.
- 10.13 The report also considered the loss of direct sunlight to the properties directly to the north of the application site. While the report found that the impact on available sunlight hours was generally acceptable, five of the windows out of the 21 tested failed the test with respect to winter daylight, in addition to one marginal window, but still passed. The most significantly affected property, no. 95 Shepperton Road,

currently benefits from a relatively small amount of winter daylight, and is also within the applicant's ownership. Properties at 97 and 99 contain one window that fails the winter daylight test.

- 10.14 The resultant loss of direct sunlight is considered to be acceptable, as the report confirms that the loss of sunlight will be during the winter only. Furthermore, apart from no. 95 Shepperton Road, only one window within each property fails the winter sunlight test, indicating that the loss of winter sunlight to the properties as a whole is acceptable. The BRE guidance is designed to be applied with some degree of flexibility, and the failure to accord with one specific test within the guidance does not necessarily justify the refusal of the application, provided that other elements are accorded with.
- 10.15 The report also tested the daylight impact of the properties at 194-200 New North Road. The report found that all of the windows tested passed the VSC test. Furthermore, all of the windows test on the rear of the properties at New North Road passed the daylight distribution test. These properties were not tested with respect to the loss of sunlight, as they are to the south of the proposed extension.
- 10.16 Objections have also been received with regard to the loss of light to other properties other than those tested. However, as these properties are located further away from development site than those tested (103-107 Shepperton Road), or because the rear face away from the development site (210-22 New North Road) the impact on the daylight and sunlight received is considered to be acceptable.
- 10.17 Taken together the daylight and sunlight impact of the proposed development is considered to be acceptable, and in general conformity with the BRE guidance. The harm caused is not, therefore, sufficient to justify the refusal of the application.

#### Overlooking and Loss of Privacy

- 10.18 New North House contains extensive clear glazing on its northern elevation, which provides a view directly into the rear gardens of the properties at Shepperton Road. Objections have been received from these properties in respect of the loss of privacy and increased overlooking. While it is accepted that the proposal would allow direct views into the rear gardens of 99-99 Shepperton Road, given the extent of current overlooking, it is not considered that any further harm to amenity would result from the proposed extension. Furthermore, it should also be noted that the separation gap between the windows on New North House and those on Shepperton Road would exceed the 18 metre distance stated within the supporting text to policy DM 2.1, limiting views into habitable rooms.
- 10.19 The proposal is also not considered to lead to any significant increase in overlooking toward the properties at New North Road. New North House contains extensive clear glazing on its south-eastern elevation, which provides a view toward the rear gardens of these properties. The addition of a further floor onto the properties will increase views toward the rear gardens of these properties, but due to the oblique angle, not into habitable rooms themselves.

#### Loss of Outlook and Increased Sense of Enclosure

- 10.20 The rear gardens to the properties at 95 to 99 Shepperton Road are relatively deep, with a depth of approximately 19 metres. The existing building at New North House has a height of approximately 11 metres including a flat roof.

- 10.21 The applicant has proposed an asymmetric pitched roof with a lower eaves height facing toward Shepperton Road, and shallow pitched roof. This has the effect of ensuring that the increased height of the Shepperton Road elevation is relatively limited, at only 2.6 metres greater than the existing arrangement. Given the length of the gardens to these properties, it is not considered that the proposal would significantly increase the sense of enclosure to the properties at Shepperton Road
- 10.22 The property most significantly affected in terms of the loss of outlook and increased sense of enclosure is no. 95 Shepperton Road, as the side elevation of Shepperton House runs directly along the eastern side elevation of the property, enclosing the garden on two sides.
- 10.23 It is recognised that the proposal will significantly increase the sense of enclosure to the rear gardens of Shepperton Road, especially where a garden has been partitioned to provide garden space for two separate flats within a property. However, policy DM 2.1 primarily seeks to protect the amenity of existing properties, rather than gardens or amenity areas. Consequently the loss of outlook to an amenity area is not considered to be in conflict with policy DM 2.1.
- 10.24 The impact on the amenity of properties at 192-200 New North is considered to be acceptable. While the increased eaves height on the south-eastern elevation is slightly greater than on the Shepperton Road elevation, at 3.8 metres, the buildings are set at an oblique angle to New North House, which means that the distance to New North House increases for windows to the further to the south. In addition, the shortest separation distance, between no. 200 and New North house, is 13 metres from the first floor windows of this property. This distance is considered to be sufficiently large to ensure that the properties would continue to benefit from a reasonably open outlook at the rear.
- 10.25 Taken together the impacts of the proposed roof extension in terms of loss of daylight, sunlight, privacy and loss of outlook is considered to be acceptable on neighbouring properties. The proposal is therefore considered to be in accordance with policy DM 2.1 of the Development Management Policies 2013.

### **Inclusive Design and Accessibility**

- 10.26 Policy DM 2.2 requires all new development to be inclusive, by demonstrating that they would provide for ease and versatility in use, deliver safe, legible and logical environments and produce spaces that are convenient and enjoyable for everyone. In addition to this, the Council have adopted an Inclusive Design SPD, which provides guidance in respect of the design of new buildings, and provides standards to assess proposals.
- 10.27 The existing building is not in compliance with many of the standards within the Inclusive Design SPD and current building regulations, as its' construction predated the adoption of these standards. While the building does contain a level threshold, the lift within the building is smaller than is required by the Inclusive Design SPD.
- 10.28 The applicant proposes to use the existing access, staircase and lift into the building, but to extend this an additional floor. An objection has been received from the Council's Inclusive Design Officer in respect to the size of lift, as its size (1150 mm x 1050mm) does not accord with the minimum standard within the Inclusive Design SPD (1100mm x 1400mm). Although the applicant proposes to replace the existing liftcar and mechanism, they are unable to increase the size of the lift car without also increasing the size of the lift shaft itself.

- 10.29 Consequently, the proposed business floorspace is not in accordance with the Inclusive Design SPD and policy DM 2.2 in terms of its access. However, in this instance the alterations required to increase the size of the lift to the required size would be disruptive to the existing tenants at lower level and would require a significant alteration to the building. Given the scale of development proposed, it is considered that it would be unreasonable to require the existing lift shaft to be altered to support a larger lift car, or to install a new lift shaft.
- 10.30 The Inclusive Design Officer has also raised some concerns in respect of the lack of details provided regarding accessible toilets and evacuation of disabled persons. It is considered that these issues can be adequately addressed by the imposition of appropriately worded conditions.
- 10.31 Provided these conditions are imposed, the proposal is considered to address issues of inclusive design as is possible within the constraints to the existing site. The proposal is therefore considered to be in general conformity with policy DM 2.2 and the Inclusive Design SPD.

### **Highways and Transportation Issues**

- 10.32 The application site is situated within close proximity to the Essex Road Railway Station, and is served by a number of bus routes. The site has a ptal rating of 5, which indicates that the site benefits from a high level of public transport accessibility. Therefore, it is likely that the majority of journeys to the office space will be via public transport.
- 10.33 An objection has been received from a neighbour, stating that the works will harm highway safety and will increase the amount of car trips within the area. However, due to location of the proposal, and its public transport accessibility, it is considered that the majority of trips to the office will be by public transport.
- 10.34 The Canonbury Business Centre currently contains some car parking within the existing courtyard, and the application does not propose to alter the existing provision. The application does not propose any alteration to the existing servicing to the building, which will continue to be from New North Road into the existing car park. While it is noted that conditions are sometimes imposed on new office development, to ensure that business occupants are not able to access on street business car parking permits, in this instance the existing occupants of New North House are not subject to such restrictions. The imposition of a condition to the top floor only would therefore be unreasonable.

### **Other Matters**

- 10.35 An objection has been received from a neighbour stating that the proposal will lead to the loss of television signals to properties at Shepperton Road. Given the scale of development proposed, the loss of television and radio signals is not considered to be a material planning consideration under these circumstances.
- 10.36 An objection has also been received stating the applicant owns enough offices in the area, and that the money for the scheme should be invested elsewhere. The ownership of the building is not a material planning consideration, and the Development Management Policies supports employment growth at Canonbury Business Centre.

10.37 Objections have also been received in respect of the disruption that the proposal will cause during construction. However, the proposal is considered to be a relatively small scale development, and therefore the level of disruption is considered to be minimal. Any impacts can be controlled through the imposition of a construction management condition.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

11.1 The proposed additional storey is considered to be acceptable on design and amenity grounds and will not lead to an adverse impact on the character and appearance of the East Canonbury Conservation Area. The proposal is also considered to be acceptable on the grounds of inclusive design and highways.

11.2 The proposed intensification of the B1 use is considered to be acceptable in this location, as the site is identified as an employment growth area within the Development Plan Policies map.

### **Conclusion**

11.3 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.

## APPENDIX 1 - RECOMMENDATIONS

### RECOMMENDATION A

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

#### List of Conditions:

1	<p><b>Commencement (Compliance)</b></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><b>Approved Plans List: (Compliance)</b></p> <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[180_PL_001 rev A3, 180_PL002 rev A3, 180_PL_004 rev A3, 180_PL_004 rev A2, 180_PL_005 rev A3, 180_PL_006 rev A2, 180_PL_007_ rev A3, 180_PL_011 rev A3, 180_PL_012 rev A2, 180_PL_013 rev P1, 180_PL_014 rev A1,180_PL_014 rev A1, 180_PL_015 rev A4, 180_PL_016 rev A1, 180_PL_017 rev A1, 180_PL_018 rev A2, 180_019_ rev A2, 180_PL_020 rev A1, 180_PL_022 rev A1, 180_PL_040 rev A1, 180_PL_041 rev A1, 180_PL_042 rev A1, 180_PL_045 rev P1, 180_PL)046 rev P1, 180_PL_047 rev P1, 180_PL_048 rev P1, 180_PL_049 rev P1, Design and Access Statement Parts 1, 2 and 3, Daylight Report, Covering Letter ]</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>
	<p><b>Materials</b></p>
3	<p>MATERIALS (DETAILS): 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> <ul style="list-style-type: none"> <li>a) solid brickwork (including brick panels and mortar courses)</li> <li>b) render (including colour, texture and method of application);</li> <li>c) window treatment (including sections and reveals);</li> <li>d) roofing materials;</li> </ul> <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>
	<p><b>Inclusive Design</b></p>
4	<p>Prior to the commencement of development the application shall submitted details for the provision of a fully accessible toilet to the Local Planning Authority. The toilet shall be installed prior to the first use of the office space hereby approved and shall be retained as such in perpetuity.</p> <p>REASON: In order to deliver inclusive design.</p>

	<b>Inclusive Design</b>
4	<p>Prior to the commencement of development details of safe refuges and an evacuation plan for disabled persons shall be submitted to the Local Planning Authority for approval. The development shall be carried out in strict accordance with the approved details.</p> <p>REASON: In order to delivery inclusive design.</p>
	<b>Construction Method Statement</b>
5	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> <li>i. the parking of vehicles of site operatives and visitors</li> <li>ii. loading and unloading of plant and materials</li> <li>iii. storage of plant and materials used in constructing the development</li> <li>iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</li> <li>v. wheel washing facilities</li> <li>vi. measures to control the emission of dust and dirt during construction</li> <li>vii. a scheme for recycling/disposing of waste resulting from demolition and construction works</li> </ol> <p>REASON: In the interests of highway safety and neighbour amenity.</p>

**List of Informatives:**

1.	<b>Positive statement</b>
	<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.	<b>Other legislation</b>
	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations &amp; Equalities Act</p>
3.	<b>Part M Compliance</b>
	<p>You are advised that the scheme is required to comply with -</p> <ul style="list-style-type: none"> <li>• The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings',</li> </ul> <p>For this proposal, this may include</p> <ul style="list-style-type: none"> <li>- colour contrast nosing to the external steps;</li> <li>- improvements to the handrail profile</li> <li>- glass marking manifestations</li> </ul> <p>For more information, you may wish to contact Islington Council's Building Control (0207 527 5999).</p>



<b>4</b>	<b>Construction hours</b>
.	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations as well as Environment Health Regulations.</p> <p>Any construction works should take place within normal working day. The Pollution Control department lists the normal operating times below.</p> <div style="border: 1px solid black; padding: 5px;"><p>Delivery and operating times - the usual arrangements for noisy works are</p><ul style="list-style-type: none"><li>○ 8am –6pm Monday to Friday,</li><li>○ 8am – 1pm Saturdays;</li><li>○ no noisy work on Sundays or Public Holidays (unless by prior agreement in special circumstances)</li></ul></div>

## **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)

Policy 7.4 (Local character)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage Assets and archaeology)

#### **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 CS13 (Employment Space)

#### **C) Development Management Policies June 2013**

##### **Design and Heritage**

Policy DM2.1 (Design)

Policy DM 2.2 (Inclusive Design)

Policy DM2.3 (Heritage)

Policy DM 5.1 (New Business Floorspace)

### **3. Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

-Urban Design Guide

## -East Canonbury Conservation Area Design Guidelines