

PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration
 Department
 PO Box 333
 222 Upper Street

PLANNING SUB COMMITTEE A		
Date:	12 April 2016	NON-EXEMPT

Application number	P2015/1947/FUL
Application type	Full Planning Application
Ward	Bunhill Ward
Listed building	Not Listed
Conservation area	Clerkenwell Green
Development Plan Context	<ul style="list-style-type: none"> - Clerkenwell Archaeological Priority Areas - Bunhill & Clerkenwell Core Strategy Key Areas 7 - Clerkenwell Green Conservation Areas - Central Activities Zone (CAZ) - Major Cycle Route - Employment Priority Areas - Finsbury Local Plan Area Bunhill & Clerkenwell - Local view from St. John Street - Local view from the Angel - Local view from Archway Road - Local view from Archway Bridge - Mayors Protected Vistas - Alexandra Palace viewing terrace to St Paul's Cathedral - Within 50m of Charterhouse Square Conservation Area
Licensing Implications	None
Site Address	52-54 St John Street London EC1M 4HF
Proposal	Refurbishment works comprising of installation of replacement windows, doors and new canopies to front façade, lift overrun and plant enclosure at roof level of front building and glazed infill between front and back building at ground floor level.

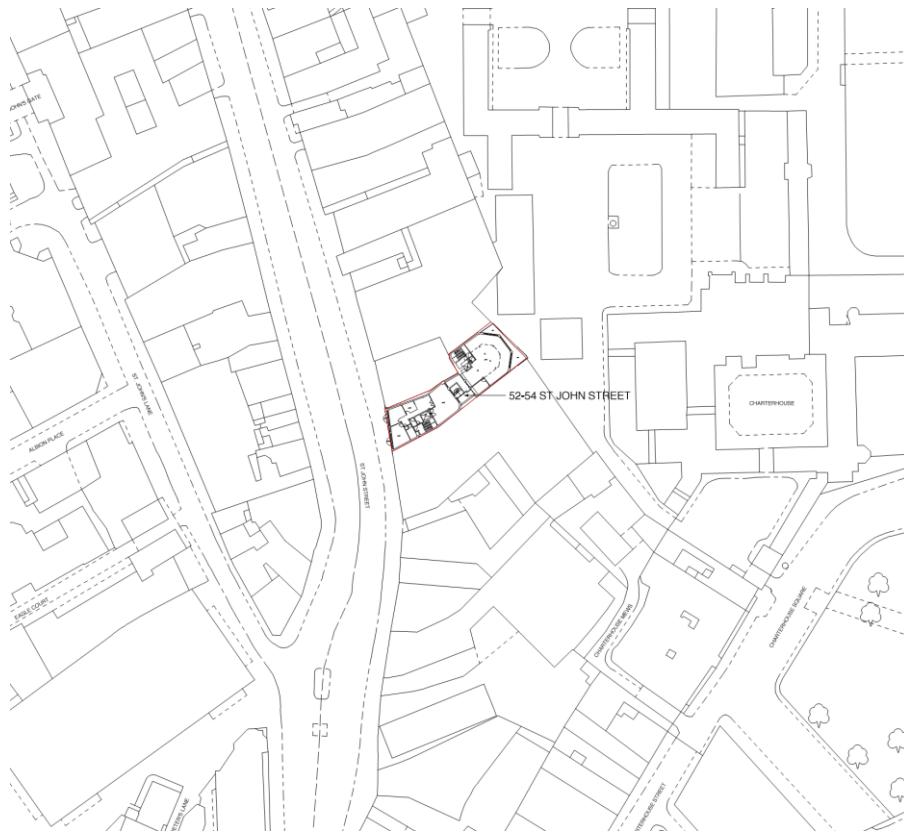
Case Officer	Sandra Chivero
Applicant	C/O Agent

Agent	Indigo Planning
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1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: Front Elevation of the application site

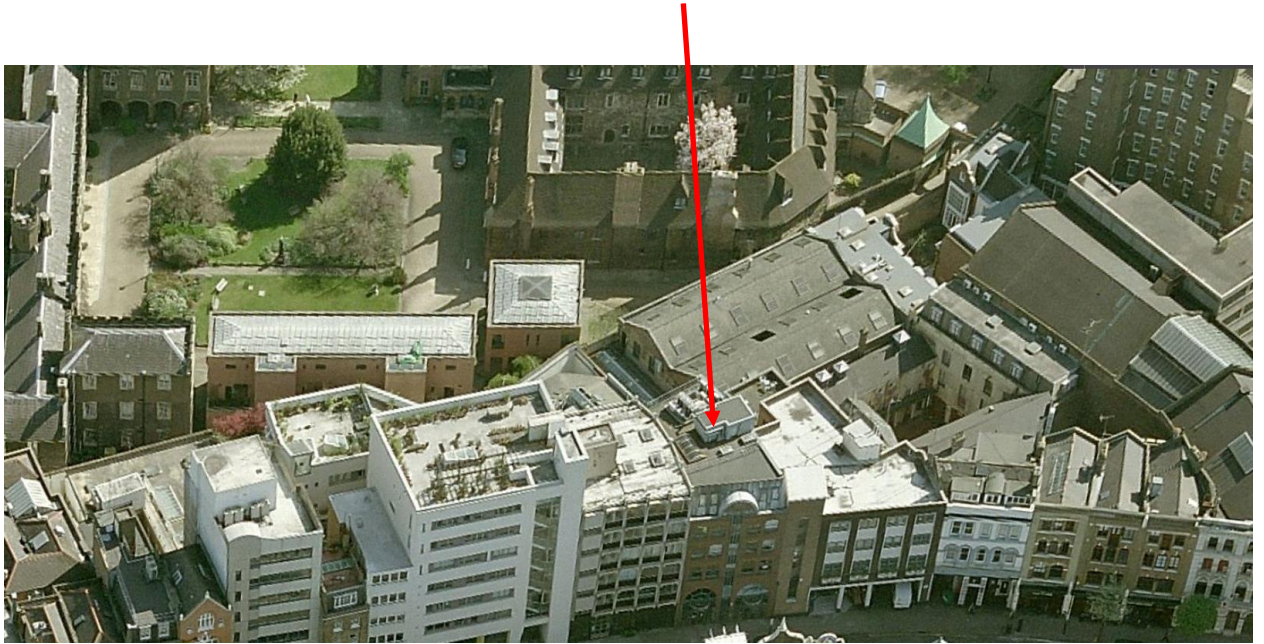


Image 2: Aerial View of site

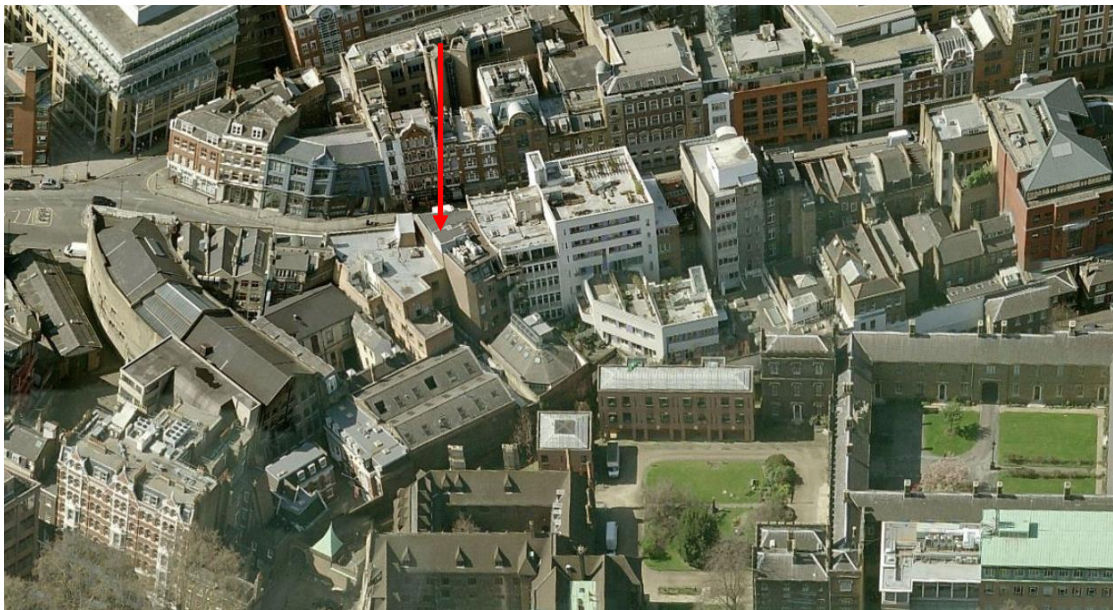


Image 3: Aerial View of site

4. SUMMARY

- 4.1 The application has been subject to detailed discussions with officers. Serious concerns were previously raised regarding the loss of business floor space at ground and basement level; impact on neighbouring amenity and the unacceptable bulk, scale and massing of the originally submitted scheme. During the course of the application amended drawings were received showing a significantly scaled back scheme to address the concerns raised.

- 4.2 It is now proposed to retain the existing B1 floor space at basement and ground floor levels; retain and refurbish all facades, cover the lightwell between the front and rear buildings at ground floor level resulting in provision of additional 25sqm business floor space. It is further proposed to provide a new mechanical plant deck with screens to the front building roof with the existing enclosure remodelled to accommodate the relocated lift core.
- 4.3 There is an anticipated high degree of change and the range of conflicting pressures present in the business floor space in the Bunhill and Clerkenwell. The increase in net business floorspace and improvement of existing business floor space is therefore welcome at this site as this would help meet the need for accommodating additional business jobs within the Bunhill and Clerkenwell area.
- 4.4 The remodelled lift-overrun and plant enclosure are sufficiently set back and would not be visually prominent and would not spoil the integrity of the host building. The replacement lead to the roof is also considered to be in keeping with the architectural character of the host building.
- 4.5 Overall due to materials, design and appearance the refurbishment works are not considered to harm the architectural character of the building, the character and appearance of the surrounding Clerkenwell Green Conservation Area would be preserved.
- 4.6 A noise limit condition has been attached in order to control the noise impact on nearby residential properties. A further condition has been attached to the permission requiring a noise report to be commissioned to assess the noise from the proposed mechanical plant to demonstrate compliance with the noise limiting condition. This is to ensure that the operation of fixed plants does not impact on residential amenity.
- 4.7 The proposed development is not considered to have any material adverse impacts on adjoining residents' amenity levels in terms overshadowing, loss of light, over-dominance, increased sense of enclosure nor loss of outlook.

5. SITE AND SURROUNDING

- 5.1 The application site is a four-storey modern office block located on the south-eastern side of St John's Street. The building is not listed but it is located within the Clerkenwell Green Conservation Area. The surrounding area is a mix of commercial and residential uses.

6. PROPOSAL (IN DETAIL)

- 6.1 Originally submitted plans proposed the change of use of part ground floor and part basement level from B1 Use class (a) to flexible showroom/office use (A1/B1 (a) Use Class), with the erection of multi stories to the front and rear of the building and the erection of a 5 storey infill extension to the courtyard. These have all been removed from the proposed plans and planning permission is no longer being sought for these elements.
- 6.2 It is now proposed to retain and refurbish all the building facades, cover the lightwell between the front and rear buildings at ground floor level with a new glazed roof, install replacement aluminium windows, replace central glazing to the front façade, install new entrance canopies, glazed doors and fixed panels at front ground floor level and replace existing lead to the existing mansard roof extension. It is further

proposed to install a new mechanical plant deck to the front building at roof level with the existing enclosure remodelled to accommodate the relocated lift core. New screens will also be installed to shield plant equipment.

- 6.3 The existing basement and ground floor levels will be retained as B1 Use Class (offices).

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 May 2015: Planning application (Ref. P2015/0927/FUL) for change of use of ground floor and part of basement from Use Class B1 (a) to flexible showroom/office use (Use Class A1/B1 (a)); refurbishment of existing building including replacement of external facades, the infill of the existing courtyard between the two buildings (front and rear) and erection of front and rear roof extensions to create a part 6, part 4 storey building. Withdrawn by the applicant.
- 7.2 December 2011: Planning application (Ref. P111266) Granted for the change of use of ground floor from B1 (office use) to A1 (shops)/A3 (restaurant). Alterations to ground floor elevation and shopfront, along with the closing up of the garage entrance. Installation of new extraction vent, ducting and skylight to rear elevation. Associated works and alterations.
- 7.3 August 2006: Planning application (Ref. P061256) for installation of 3No. air conditioning condenser units to an existing roof mounted platform, and the installation of 1 No roof mounted satellite dish Withdrawn.
- 7.4 May 1989: Planning application (Ref. 882185) Granted for redevelopment to provide 1110sq.m. Business use (Class B1) at the front with a basement and two storey (plus gallery) Business use at the rear (493sq.m.).
- 7.5 October 1987: Planning permission (Ref. 870473) Granted for redevelopment to provide (1110 sq.m.) offices on basement and six storey building at the front with a basement and two storey (plus gallery) light industrial building at the rear (493 sq.m.)

ENFORCEMENT:

- 7.6 None

PRE-APPLICATION ADVICE

- 7.7 **Pre-application Advice:** It was advised that the scheme as proposed would be contrary to policy in terms of its height, and the additional bulk and massing to the rear would detract from the setting of Charterhouse. The Design & Conservation officer objected to the design and materials proposed.

It was advised that the showroom/B1 use on the ground floor is considered to be acceptable as the loss of the B1 ground floor space will be compensated by the additional floorspace in the central core and the improvement to the existing space.

8. CONSULTATION

Public Consultation

- 8.1 Three consultations were carried out. Originally consultation letters were sent to occupants of 44 adjoining and nearby properties along Charterhouse Square and St John Street on 22 May 2015 and 11 September 2015. Site notices and press adverts were also displayed in May 2015 and September 2015. Further consultation took place for a period of 14 days from 25 November 2015 ending on 10 December 2015. It is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of writing this report a total of 7 objections had been received from the public. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

Previous scheme

- Loss of light and overshadowing
- Loss of privacy and overlooking
- Over dominance and increased sense of enclosure
- Visual impact
- Drawings inaccurate
- Inappropriate height, bulk, scale and massing
- Impact on building line, street frontage, Charterhouse Square and surrounding area
- Overdevelopment in terms of use
- No community gain and only commercial gain
- Proposal contrary to the NPPF and Development Plan

These areas of concern relate to the earlier scheme which has been removed from the proposal and are no longer under consideration within this submission before members.

Amended current scheme

- Noise disturbance (Paragraph 10.23 & 10.24)
- No details for plant room area and type of plant to be used (Paragraph 10.24)
- Overlooking to Grant House from potential roof terrace (Paragraph 10.22)
- Details of entrance canopies (Paragraph 10.13)
- Extent of painting of existing brickwork to the front elevation (Paragraph 10.11 & 10.12)
- Proposed north-south cross section not provided (Paragraph 10.27)

Internal Consultees

The Planning Policy Officer: raises no objections to the reduced and revised plans under consideration.

- 8.3 **The Acoustic Officer** stated that the accompanying noise report measures background noise levels and advises plant noise limits only. A noise limit condition has therefore been recommended to control the noise impact on nearby neighbours.

- 8.4 It was further stated that the plant has not been specified yet and there will need to be work on the design and mitigation to enable the criteria to be met. A further condition has therefore been recommended requiring a noise report to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with the noise control condition.
- 8.5 **The Design and Conservation Officer.:** The Design and Conservation officer does not object to the amended scheme provided the brickwork to the building remains unpainted. A condition was attached to this effect.
- 8.6 **The Inclusive Design Officer** commented that the new entrance doors are not ideal appearing to be frameless and featureless. A number of features were recommended to ensure that the new entrances are identifiable and are of sufficient width and opening weight. It was also recommended that there should be an accessible WC on each floor within both buildings and Tea points should be wheelchair accessible.

9. RELEVANT POLICIES

- 9.1 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

- 9.2 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.
- 9.3 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.4 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

- 9.5 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:
- Clerkenwell Archaeological Priority Areas
 - Bunhill & Clerkenwell Core Strategy Key Areas 7
 - Clerkenwell Green Conservation Areas
 - Central Activities Zone (CAZ)
 - Major Cycle Route
 - Employment Priority Areas

- Finsbury Local Plan Area Bunhill & Clerkenwell
- Local view from St. John Street
- Local view from the Angel
- Local view from Archway Road
- Local view from Archway Bridge
- Mayors Protected Vistas - Alexandra Palace viewing terrace to St Paul's Cathedral
- Within 50m of Charterhouse Square Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land-Use
- Design and conservation impacts
- Neighbouring Amenity

Land-use

- 10.2 The amended application proposes to retain the existing B1 floor space at basement and ground floor levels. The entire building will be refurbished resulting in improved quality office space. In particular, the basement area will be brought back into actual office use from ancillary B1 storage, plant and machinery rooms. The single storey infill extension would result in provision of additional 25sqm of business floorspace. Overall, the proposal would result in a net increase of actual usable business floor space.
- 10.3 The Bunhill and Clerkenwell area is identified as Islington's most important employment location. Paragraph 2.8.1 of the Core Strategy states that overall, it is estimated that the Bunhill and Clerkenwell area may need to accommodate an additional 14, 000 B-Use jobs. Due to the anticipated degree of change and the range of conflicting pressures present in Bunhill and Clerkenwell, the increase in net floorspace is therefore welcome at this site. This would help meet the need for accommodating additional business jobs within the Bunhill and Clerkenwell area.
- 10.4 The retention and improvement of existing business floor space would accord with policy CS13 (B) which seeks safeguarding of existing business spaces throughout the borough by protecting against change of use to non-business use, particularly in the CAZ. This is supported by policy BC8 of the Finsbury Local Plan which seeks retention and enhancement of business floorspace.
- 10.5 The net increase of business floorspace albeit modest and the improved quality of the existing business floor space accords with policy CS13 (B) which encourages development which improves the quality and quantity of existing provision. This is supported by policy CS7 of the Core Strategy which supports and encourages employment development within Bunhill and Clerkenwell.

- 10.6 The proposal complies with policy CS13 (A) which encourages new employment floorspace, in particular business floorspace, to be located in the CAZ (and town centres) where access to public transport is greatest.
- 10.7 The omission of the additional storeys to the front and rear buildings and the 5 storey infill extension is considered to address the concerns raised regarding overdevelopment.

Design, Conservation and Heritage Considerations

- 10.8 It was previously proposed to erect additional storeys to the front and rear building, erect a 5 storey infill extension and refurbish the existing building including replacement of external facades.
- 10.9 The proposed scheme has been scaled back and the proposed, infill and rear extensions have been omitted from the proposal. It is now proposed to refurbish all façades, including cover the lightwell between the front and rear building with a new glazed roof, install replacement aluminium windows, replace central glazing to the front façade, install new entrance canopies; install new glazed doors and fixed panels at front ground floor level and replace existing lead to the existing mansard roof extension. It is further proposed to install a new mechanical plant deck at roof level with the existing enclosure remodelled to accommodate the relocated lift core. The plant screens will be installed to shield plant equipment.
- 10.10 The retention of the existing frontage with a more contextual approach is preferable to the previous scheme which failed to relate positively to the Victorian buildings in the area.
- 10.11 Concerns have been raised regarding the painting of existing brickwork being harmful to the architectural character of the host building and the character and appearance of the surrounding conservation area, and a condition is therefore proposed stipulating that planning permission is not granted for the painting of existing brickwork and the unpainted brickwork shall remain in situ.
- 10.12 The remodelled lift-overflow and plant enclosure are sufficiently set back and would not be visually prominent and would not spoil the integrity of the host building. The replacement lead to the roof is considered to be in keeping with the architectural character of the building.
- 10.13 The proposed new entrance doors and entrance canopies are visually appropriate and acceptable in design terms. These additions would preserve the character and appearance of the building and wider conservation area setting.
- 10.14 The omission of the roof extensions and the five-storey infill extension address the concerns raised regarding bulk, scale and massing of the proposal not being in keeping with its surroundings and harm to Charterhouse Square.
- 10.15 Overall, due to materials, design and appearance, the refurbishment works are not considered to harm the architectural character of the building. The character and appearance of the surrounding Clerkenwell Green Conservation Area would therefore be preserved. The proposal is also consistent with policies DM2.1 and DM2.3 of the Development Management Policies and would accord with guidance

contained within the Conservation Area Design Guideline and the Islington Urban Design Guide.

Inclusive Design

- 10.16 Whilst the new entrances would be visible as they incorporate canopies and arches above, the actual doors are not ideal being frameless and featureless. A condition has therefore been proposed requiring the opening to be clearly identified within the elevation; door ironmongery to be tonally contrasted with its surroundings and capable of being opened with a closed fist. The condition stipulates that the full height glazing should be identified by surface manifestation, at least one leaf of any entrance should provide a clear opening width of at least 1000mm and their opening weights should not exceed 30N.
- 10.17 There is just one accessible WC in the building at basement level and that is combined with a shower shown on the submitted drawings. There should be an accessible WC wherever general needs facilities are provided i.e. on each floor with both buildings. This is secured by the Inclusive Design condition attached.
- 10.18 An informative has been attached recommending that provision should be made to meet the travel and transport needs of mobility impaired employees and visitors, by way of accessible cycle storage and storage and charging facilities for mobility scooters. Tea points should be wheelchair accessible.
- 10.19 At present there are no evacuation lifts, compartments or safe refuges shown. Two of the three stairwells are not large enough to accommodate a refuge and two of the lifts have lobbies that would not facilitate assisted escape. A condition has therefore been attached requiring the submission of a fire escape strategy, specifically for mobility impaired building users.
- 10.20 Subject to conditions the proposal is considered to facilitate and promote inclusive communities in line with the objectives of policy DM2.2 of the Development Management Policies and the Guidance contained within the Inclusive Design SPD.

Neighbouring Amenity

- 10.21 As stated above the proposed additional storeys to the front and rear building and the 5 storey infill extension have all been omitted from the proposal. This is considered to address the concerns raised regarding impact on neighbouring amenity.
- 10.22 Concerns were also raised regarding overlooking to Grant house from the potential roof terrace. The applicant has confirmed that the structural engineers have confirmed that the roof structure is not strong enough to support a terrace, therefore the roof area would not be used as outdoor amenity space. A condition has also been attached to the permission stipulating that the roof of the main building shall not be used as outdoor amenity space.
- 10.23 Concerns were raised regarding noise disturbance from the new plant. The accompanying noise report measures background noise levels and advises plant noise limits only. A noise limit condition has therefore been attached in order to control potential noise impact on nearby neighbours.
- 10.24 The proposed plant has not been specified yet and there will need to be work on the design and mitigation to enable the criteria to be met. A further condition has

therefore been attached requiring a noise report to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with the attached noise control condition.

- 10.25 The plant enclosure and lift overrun would not be located adjacent to habitable room windows and would be set in from the north, east and west building lines. The proposal is therefore considered not to result in harmful loss of light and loss of outlook to neighbouring properties.
- 10.26 Overall, the proposal is considered to accord with policy DM2.1 which requires development to provide good level of amenity including consideration of noise, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.

Other Matters

- 10.27 Concerns had been raised regarding drawings being unclear, lift overrun and plant screen not detailed properly and 3d drawings in relation to the previous drawings submitted. Amended drawings including a north-south cross section were submitted in March 2016. These drawings clearly show the proposed external alterations including the entrance canopies. No further concerns have been received in relation to the quality of the amended drawings.
- 10.28 Concerns were raised regarding no community gain and only commercial gain. As stated above the proposal has been scaled back to being largely refurbishment works and a modest increase of 25sqm business floor space. This is a minor development and there is no policy requirement for S106 contributions in this case.

11. SUMMARY AND CONCLUSION

- 11.1 The increase in net business floorspace and improvement of existing business floor space is welcome at this location as it would help meet the need for accommodating additional business jobs within the Bunhill and Clekernwell area.
- 11.2 The remodelled lift-overrun and plant enclosure are sufficiently set back and would not be visually prominent and would not spoil the integrity of the host building. The replacement lead to the roof is considered to be in keeping with the architectural character of the building.
- 11.3 Overall due to materials, design and appearance the refurbishment works are not considered to harm the architectural character of the building. The character and appearance of the surrounding conservation area would be preserved.
- 11.4 A noise limit condition has been attached in order to control the noise impact on nearby residential properties.
- 11.5 Subject to conditions, the proposal is considered to accord with relevant policies.

Conclusion

- 11.6 It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement 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: 1289_001Rev.A, 002Rev.C, 009Rev.B, 010Rev.D, 011Rev.B, 012Rev.B, 013Rev.B, 014Rev.B, 015Rev.B, 016Rev.B, 020 Rev. B, 021 Rev. B, 022, 024 Rev. C, 999 Rev.1, 1000 Rev.1, 1001 Rev. 1, 1002, 1003, 1004, 1005, 1006Rev.D, 1007Rev. C, 1010Rev.D, 1011Rev.C, 1012, 1020; 1021 Rev. B, 1080, 1081; Design and Access Statement – 07.03.16; Existing and Proposed Gross Internal Area. REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.
3	Materials to Match (Compliance) CONDITION: The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter. REASON: To ensure that the appearance of the building is acceptable.
4	Brickwork CONDITION: Notwithstanding the approved drawings, no exterior brickwork may be painted. The unpainted brickwork shall remain in situ. REASON: To ensure that the appearance of the building is acceptable.
5	Flat Roof Not Used As Amenity Space (Compliance) CONDITION: The flat roof area at 6 th floor level as shown on plan no. 1289_1006Rev.D hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency. REASON: To prevent the undue overlooking of neighbouring habitable room windows.

6	<p>Fixed Plant (Compliance)</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq, Tr}$ arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90, Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
7	<p>Noise Report (Details)</p> <p>CONDITION: A report is to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with condition 6. The report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before commissioning of the plant hereby permitted and permanently retained thereafter.</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
8	<p>Inclusive Design (Compliance)</p> <p>CONDITION: The development shall be designed in accordance with the principles of Inclusive Design. To achieve this the development shall incorporate/install:</p> <ul style="list-style-type: none"> - Door openings clearly identified within the elevation - Door ironmongery tonally contrasted with its surroundings and capable of being opened with a closed fist, - Full height glazing identified by surface manifestation, - At least one leaf of any entrance with a clear opening width of at least 1000mm and opening weights which would not exceed 30N, - An accessible WC wherever general needs facilities are provided on each floor level within both building, - Maximum gradient 1:12 for 2m at ground floor level, a platform lift will need to be provided for anything steeper or longer - Wheelchair accessible Tea points <p>The development shall be carried out prior to the completion of the hereby approved works, strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>
9	<p>Fire Escape Strategy for mobility impaired building users (Details)</p> <p>CONDITION: A fire escape strategy, specifically for mobility impaired building users shall be submitted and approved in writing.</p> <p>The measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that an adequate fire escape strategy is provided for mobility</p>

	impaired building users.
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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.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
2	Travel and transport needs of mobility impaired employees and visitors
	<p>INFORMATIVE: Provision should be made to meet the travel and transport needs of mobility impaired employees and visitors, by way of accessible cycle storage and charging and storage facilities for mobility scooters.</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

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

Policy CS13 (Employment Spaces)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

Employment

DM5.1 New business floorspace

DM5.2 Loss of existing business floorspace

DM5.4 Size and affordability of workspace

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Conservation Area Design Guidelines
- Urban Design Guide
- Inclusive Design SPD

London Plan

- Accessible London: Achieving and Inclusive Environment