

PLANNING COMMITTEE REPORT

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

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

Application number	P2016/0060/FUL
Application type	Full Planning Application
Ward	Bunhill
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	Finsbury Local Plan Area
Licensing Implications	None
Site Address	Worcester Point, Central Street, London EC1V 8AZ
Proposal	The erection of a roof extension over part of the seventh floor to provide 2 self-contained residential units (1 x 2 bedroom & 1 x 1 bedroom) together with private terraces and a green-brown roof.

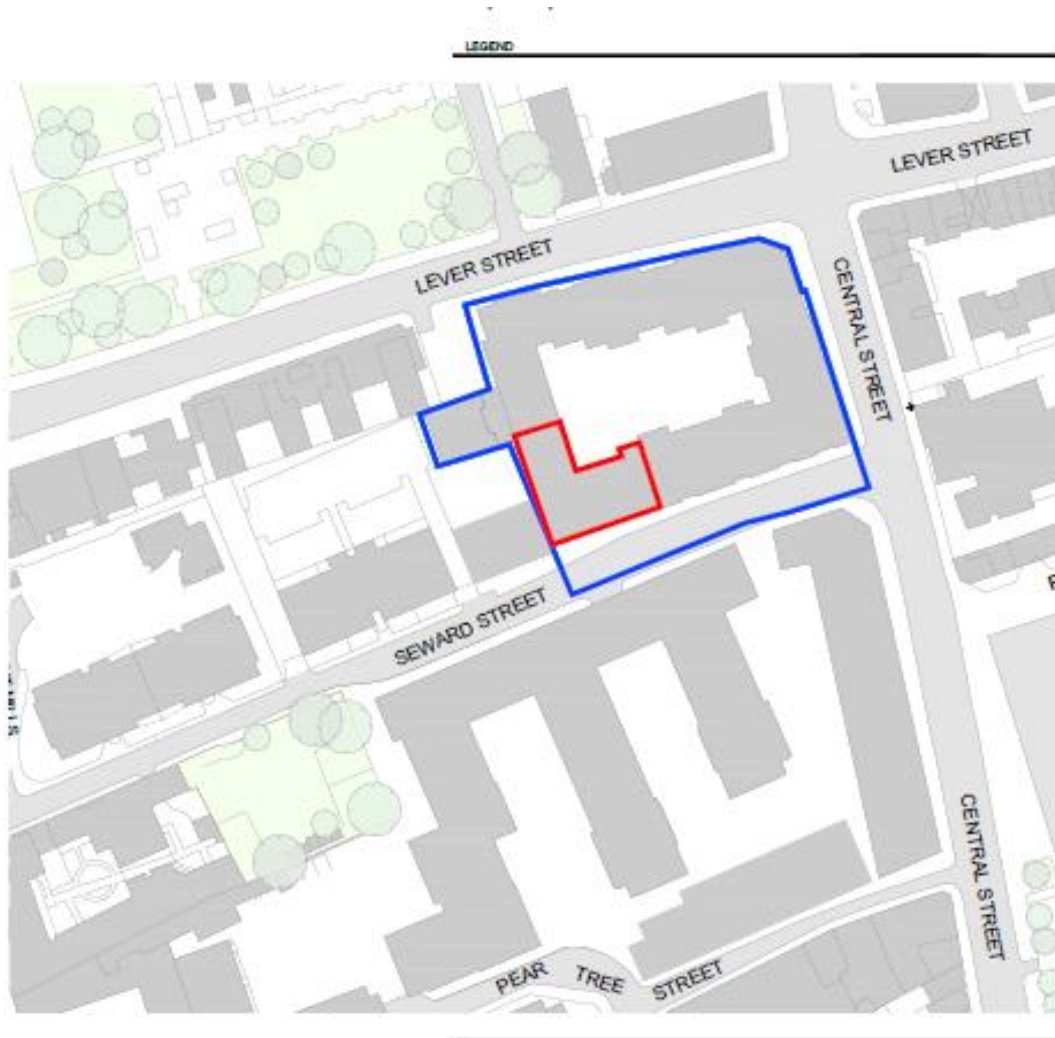
Case Officer	Ashley Niman
Applicant	Central Street Properties (Pear Tree) Ltd
Agent	Edward Ledwidge, Montagu Evans LLP

2. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. conditional upon the prior completion of a 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;

3. SITE PLAN (site outlined in red)



4. PHOTOS OF SITE/STREET



IMAGE 1: WORCESTER POINT, VIEWED FROM CENTRAL STREET



IMAGE 2: THE VIEW FACING WEST DOWN SEWARD STREET

5. SUMMARY

- 5.1 The erection of a roof extension to provide a two bedroom residential unit, and a one bedroom residential unit, over part of the seventh floor, together with private terraces and green-brown roof.
- 5.2 The scale, mass and form of building are considered appropriate for the location at seventh floor level. The extension is well set back from the front roof line of the existing building with short and longer views of this section of the building being limited from both the public and private realm.
- 5.3 The proposal will not materially lead to an overall loss of light, privacy or outlook for the neighbouring residential properties.
- 5.4 The landscaping and quality of materials of the new building will ensure that the proposal is of a good standard and will not be materially harmful to the original design.
- 5.5 The development would create two well sized residential units which would be well laid out and provide useful additional residential units in this case.

6. SITE AND SURROUNDING

- 6.1 The specific location of the proposed flats is located at the south west corner of Worcester Point. They face Seward Street to the south and to the west. There is an existing area of approximately 500sqm of laid green-brown roof.
- 6.2 Worcester Point was completed in 2013 and consists of 3087sqm commercial space at ground floor and basement levels and five upper floors of residential use containing 161 flats between the first and fifth floors, and one additional flat at sixth floor at the south east corner.
- 6.3 The building is not listed nor is it in a conservation area. The site lies within the Central Activities Zone and falls within the Finsbury Local Plan Area Action Plan for Bunhill and Clerkenwell.

7. PROPOSAL (IN DETAIL)

- 7.1 The erection of a two bedroom flat and a one bedroom flat over part of the seventh floor, together with private open terracing, access ways, and green-brown roof. The residential units will consist respectively of two double bedrooms with en suites and additional storage, and one double bedroom with en suite, respectively. A conservatory serves as a visual link between the two wings of the development.
- 7.2 The proposed roof addition would be set back 1.6 metres at the shortest distance but the majority of the addition is set back 2.6 metres from the existing buildings main roof edge facing onto Seward Street.

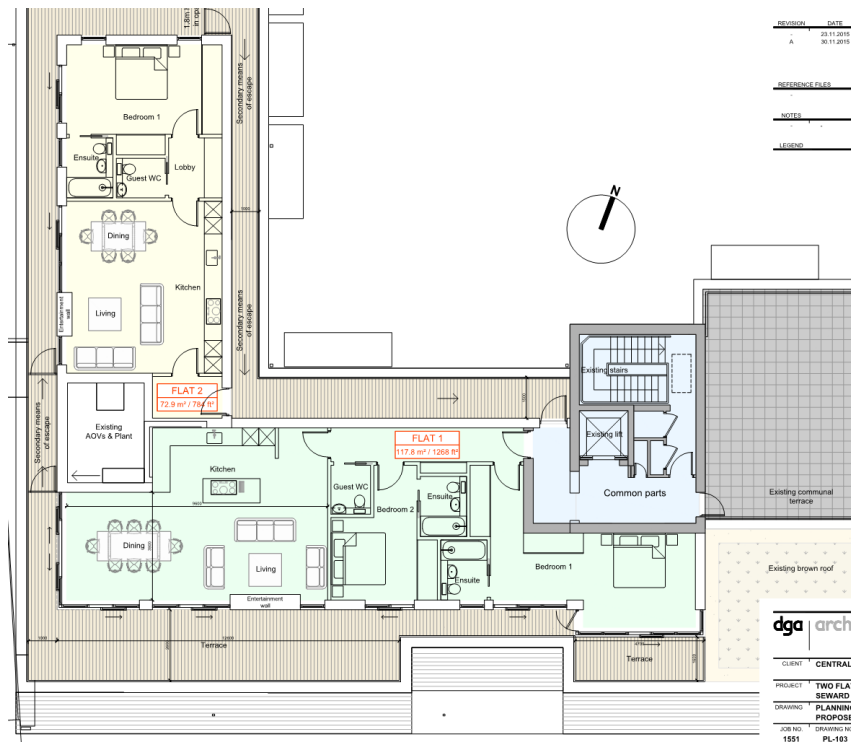


Image: Proposed floor plan showing setbacks along Seward Street

8. RELEVANT HISTORY:

- 8.1 P2014/4344 Erection of a part additional floor at sixth floor (roof) level to provide one two-bedroom flat. This application was withdrawn to enable further discussion over a revised scheme, in particular in regard to the design and prominence of the structure. Withdrawn.
- 8.2 P2015/1147 Erection of a part additional floor at sixth floor (roof) level to provide one two-bedroom flat. Awaiting determination.

PLANNING APPLICATIONS:

- 8.3 **P112417:** Erection of a part 6, part 7 storey building over basement to provide for 161 residential units; 2492sqm for use principally as a conference centre and Masonic meeting venue and ancillary to the main D1 use to include or permit use for training, presentations, product launches, fashion shows, antique and collectors fairs, weddings, bar mitzvahs, funerals, receptions, private parties, the provision of music, dance, entertainment, bar and lounge area; 595sqm of floorspace for flexible B1/A1/A2/A3/D1/D2 use; with associated bicycle, motorcycle and car parking spaces at basement level. Allowed on appeal following non-determination 20/09/2012.
- 8.4 **P121020:** Change of Use of the ground floor and part basement level from its current permitted use for operations within the B1 (office) use class and 81 square metres of A1 (retail) floor space to use of 2492 square metres of the floor space for a Sui Generis use as a conference centre and Masonic meeting venue to include or permit use for training, presentations, product launches, fashion shows, antique and collectors fairs, weddings, bar mitzvahs, funerals, receptions, private parties, the provision of music, dance, entertainment, bar and lounge area; and 595sqm of floor space for flexible B1(office)/A1(retail)/ A2 (financial and professional services)/ A3

(cafe and restaurant) /D1 (non-residential institutions)/ D2 (assembly and leisure) use. Refused 09/08/2012.

8.5 **P122148:** Change of Use of ground floor and part basement level from its current permitted use for operations within the B1 (office) use class and 81 square metres of A1 (retail) floor space to use of 2492 square metres of the floor space for a Sui Generis use as a conference centre and Masonic meeting venue to include or permit use for training, presentations, product launches, fashion shows, antique and collectors fairs, weddings, bar mitzvahs, funerals, receptions, private parties, the provision of music, dance, entertainment, bar and lounge area; and 595sqm of floor space for flexible B1(office)/A1(retail)/ A2 (financial and professional services)/ A3 (cafe and restaurant) /D1 (non-residential institutions)/ D2 (assembly and leisure) use. Approved 17/01/2013.

8.6 **P072106:** Demolition of existing buildings and erection of a part 6, part 7 storey building over basement to provide for 161 residential units, 2587sqm of B1 (office) floorspace, 81sqm of A1 (shop/retail) floorspace and ancillary bicycle, motorcycle

8.7 **P2014/4053:** Application is for 3no. Satellite receivers on the roof of Worchester Point plus associated equipment, including walkway and balustrade. Approved 18/02/2015.

ENFORCEMENT:

8.8 None relevant.

PRE-APPLICATION ADVICE:

8.9 None

9. CONSULTATION

Public Consultation

9.1 Letters were sent to occupants of 587 adjoining and nearby properties at Seward Street, Central Street and Lever Street. A site notice was displayed on 26 January 2016. The public consultation of the application therefore expired on 16 February 2016.

9.2 A total of 18 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):

- Overdevelopment (11.2)
- Loss of daylight (11.17)
- Loss of privacy (11.18)
- Noise and disruption (11.29)
- Loss of the green roof (11.24)
- The extension is too bulky and over scaled (11.3 to 11.6)

- It would set a precedent for more development on the roof (11.7)

External Consultees

9.3 None

Internal Consultees

9.4 Access Officer: No objection and noted the lift access and generous layout. This layout should ensure no unnecessary tight spaces. Other points have been addressed by the agent and on plan.

9.5 Design and Conservation: The proposed additional floor sets a precedent for further extensions at roof level. The height would mean it would be visible in longer views from Seward Street and would break the established roofline of the street.

9.6 Street Environment: No additional issues for waste management and recycling.

10. 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

10.1 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.

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

Development Plan

10.2 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

10.3 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:

Kings Square and St Lukes Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

11. ASSESSMENT

11.1 The main issues arising from this proposal relate to:

- Principle of Land Use
- Design
- Accessibility
- Neighbouring Amenity
- Quality of Resulting Residential Accommodation
- Dwelling mix
- Affordable Housing and Financial Viability
- Sustainability
- Energy Efficiency and Renewable Energy
- Highways and Transportation

Land-use

11.2 The existing development of Worcester Point provides 161 residential units. The additional two residential units is not considered to represent a significant impact on the present and established land use, and there would be no conflict or incompatibility in regard to the proposed land use in this case.

Design Considerations

11.3 Over the past ten years the area of Seward Street, Central Street and Peartree Street has been redeveloped to a new and greater scale of building with an average height of six storeys, but with other elements rising to nine and ten storeys, including Dance Square. The present south east corner of Worcester Point is seven storeys and the roof also accommodates two further structures at this level. The height, mass and scale of the new south western structure would reflect that to the south east corner although it would be set back further. Therefore the surrounding context adjoining the site has changed and continues to change considerably over time in this central London location.

11.4 There have been two earlier applications for a single residential unit at seventh floor level, with the second application undergoing further alterations. This has resulted in the present application under consideration by members.

11.5 The proposed main setback at roof level is important because although it is recognised that the structure would be visible from higher viewpoints around the site, it would not be visible from street level along Seward Street or Central Street and there would therefore be no increase in the 'canyon effect'.

11.6 It may be possible to view it from Kings Square Gardens to the north west but this would be at a distance of some 100 metres, at which point the impact is slight and within the greater context of built form, not considered to be harmful.

11.7 The issue of precedent has been raised in regard to this scheme, if approved, opening up a series of approvals at roof level and effectively adding an additional

floor. Each scheme is considered on its own individual planning merits and any further proposal(s) would need to fully consider and take into consideration all the relevant planning policies and material considerations in place at that particular time. The acceptance of this new structure does not confer acceptance for a full and complete additional storey. The existing roof has two large communal terraces and their retention is important for communal space, and would be protected against any further proposal. The only remaining area for consideration would be the north west corner, and this would be subject to an independent and full planning assessment, and taking into consideration the points raised above, including those in section 11.6.

- 11.8 The design itself is considered to be an appropriate response to the current building. It remains the case that this is an on-balance proposal but the evolutionary set of modifications and amendments have produced a design that would not be harmful to either the building itself or to the immediate streetscene and longer views across the site. It is not considered that the proposal would detract from the existing south east corner structure, which sits closer to the buildings edge, and is designed to be visible.
- 11.9 Policy BC9 of the Finsbury Local Plan determines that large parts of the area have a clear platform building height of three to six storeys, with small variations. Worcester Point falls within the area with a platform height of around six storeys.
- 11.10 The proposal is set some 60 metres away from the St Luke's Conservation Area boundary, and is not considered to have any material effect on the appearance or setting of the conservation area.
- 11.11 The form of the penthouse flats would consist of an L-plan, with the larger two bedroom unit running parallel to Seward Street, and the smaller one bedroom unit extending northwards. An existing plant will remain between the two flats.
- 11.12 The walls of the structure facing onto the courtyard will be rendered and painted white to match the adjacent elevations. The cladding to the south and west elevations will match that of the existing structures at this level of Worcester Point

Accessibility

- 11.13 The proposal would be designed to Lifetime Homes and Flexible Homes standards.
- 11.14 Access to the new flats would be via the existing stair core 'F' which presently serves the 24 flats at 120-143 Worcester Point. An existing nine person passenger lift will provide access from street level to the new flats, so step-free access is provided, and thresholds will be level.
- 11.15 The layout of the flats is spacious and level, and should not present any particular access problems although the generous floor areas should ensure that there is no particular room that has tight access. The plans indicate wheelchair turning circles to all areas, internal and external, private and common.

Neighbouring Amenity

- 11.16 General context: The overall height and design of the new units 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.

- 11.17 Daylight and overshadowing: A Daylight and Sunlight Analysis has been carried out by Brook Vincent and Partners on behalf of the applicant. The findings show that there would be no material loss of daylight, using the Vertical Sky Component, to the windows of existing flats within Telfer House, 35-39 Seward Street or to windows of flats at the Central Street development (Dance Square) to the south. To the east of the site, windows are further away and their daylight would remain unchanged. Turning to sunlight, in all locations tested, sunlight is not reduced by more than 4% and therefore BRE guidelines have been fully satisfied.
- 11.18 Overlooking and privacy: In regard to privacy, the north and east facing elevations to the new flats have only narrow high level windows, and there will be no material loss of privacy to windows of south and west facing flats within Worcester Point. Full length windows and roof terrace face south across Seward Street to Central Point, but these windows are set further back than the existing Worcester Point windows, and moreover, this aspect faces across a public highway.
- 11.19 Sense of enclosure: The adjacent flats to both Worcester Point and Central Point/Dance Square will experience no loss of aspect or outlook as a result of the proposal, which is set back and has a modest height, bulk and mass.

Quality of Resulting Residential Accommodation

- 11.20 The accommodation provides a two bedroom flat with a total internal floor area of 117.8sqm, and a one bedroom flat of 72.9sqm. The accommodation provides triple aspect and provides good standards of light, outlook and privacy to both units.
- 11.21 The flats have external private terraces to the south and west, and although the terracing extends around to the north and east, it is recommended that these parts are restricted to emergency access and maintenance only (to protect neighbour privacy) and this is secured by condition. The total area of proposed private outdoor space is 53.4sqm and 29.8sqm respectively.

Energy Efficiency, Renewable Energy and Sustainability

- 11.22 The proposal is designed to be a low and passive consumer of energy with high insulation values, natural ventilation and appropriate sourcing of materials.
- 11.23 In keeping with the Worcester Point development, the flats will be connected to the existing energy network which distributes power generated locally at the Bunhill Energy Centre.
- 11.24 The existing green roof which currently occupies the area of the proposed flats will be removed and replaced on the new roof structures, an area of 219sqm. There will be no material loss of green roof. This will be secured by condition.

Highways and Transportation

- 11.25 The site has excellent access to public transport and the Public Transport Accessibility (PTAL) rating is 6. Bus routes within five minutes walking distance to the site include the 4 and 43. The site is within a 10-12 minute walking distance of Old Street, Barbican, Farringdon and Angel Stations.
- 11.26 Development Management Policy DM8.4 (Walking and cycling), Part C requires the provision of secure, sheltered, integrated, conveniently located, adequately lit, step-free and accessible cycle parking. For residential land use, Appendix 6 of the

Development Management Policies requires cycle parking to be provided at a rate of one space per bedroom. There is an extensive cycle store within the basement which can be used by future occupiers of the proposed flats. This will be secured by condition.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 11.27 The applicant has agreed to the Small Sites policy contribution in regard to both the commuted payment for affordable housing provision (£120,000) and for the carbon offset contribution (£2000) and the unilateral agreement has been signed to confirm the applicant's commitment to make this contribution

Other Matters

- 11.28 Refuse and recycling: The refuse store adjacent to Core G will be used by occupiers of the proposed flats. There is ample space to accommodate refuse/recycling from two additional flats.
- 11.29 Objections have been raised about noise and disruption during the construction period, were the scheme to be approved. This is a justifiable concern within the block and particularly for flats immediately below the proposed new floor. Therefore conditions are recommended to secure controls and standards during the construction phase.

12. CONCLUSION

Conclusion

- 12.1 It remains the case that this is an on-balance planning decision and that a case can be made to consider the present building as an integrated and complete entity in townscape and design terms. However, the proposed two additional flats at sixth floor level have been designed so as not to be visible at street level, and will not materially affect the amenity of neighbouring residents. It is not considered that the approval of the scheme will create a precedent and that each proposal would be considered on its own particular merits.
- 12.2 Due to the limited visibility of the proposed extension from the public realm it is considered that on balance that the refusal of the application on design grounds or harm to the character and appearance of the host building and wider urban setting would be unwarranted.
- 12.3 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms for the reasons and details 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:

- £120,000 contribution towards affordable housing.
- £2,000 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, Design and Access Statement (DGA 1551, Issued 02/12/2015), Daylight and Sunlight Report (BVP), 1436-PL-001_A, 1551-PL-204, 1551-PL-301, 1551-PL-302, 1551-PL-303, 1551-PL-304, 1551-PL-101_A, 1551-PL-102_A, 1551-PL-103_A & 1551-PL-104_A. 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
	<p>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> <p>a) Samples of all facing render including colour b) Window and door treatment (including sections and reveals); c) Metal Cladding</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	Construction Management Plan
	<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	Sustainable Design
	<p>CONDITION: 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 19% reduction in Regulated CO2 emissions when compared with a building compliant with Part L of the Building Regulations 2013, and not exceed water use targets of 95L/person/day.</p> <p>REASON: In order to ensure the highest sustainability credentials are achieved within the development.</p>
6	Construction Controls
	<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> <p>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.</p> <p>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.</p> <p>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>

	<p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>
7	<p>Accessible Housing</p> <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: in accordance with LPP 3.8.</p>
8	<p>Car Free Housing</p> <p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <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	<p>Refuse/Recycling Provided (Compliance)</p> <p>CONDITION: The dedicated refuse/recycling enclosure shown on drawing no. xxxxx 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	<p>Green/Brown Biodiversity Roofs (Compliance)</p> <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 1436-PL-102_C 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	<p>Roof Terrace</p> <p>CONDITION: The north and east sides of the proposed roof terrace shall be used for emergency access and maintenance only, and not for amenity or sitting out.</p> <p>REASON: To protect the amenity of adjacent residents of Worcester Point.</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 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> <p>Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</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>

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

5 London's response to climate change

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

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 CS7 Bunhill and Clerkenwell
Policy CS8 (Enhancing Islington's Character)

Policy CS15 (Open Space and Green Infrastructure)

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

Health and open space

DM6.5 Landscaping, trees and biodiversity

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements
DM7.2 Energy efficiency and carbon reduction in minor schemes
DM7.4 Sustainable design standards
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

5. 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:

- **Policy BC1 Kings Square and St Lukes**
- **Policy BC9 Tall buildings and contextual consideration for building height**
- **Central Activities Zone**

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Environmental Design
- Small Sites Contribution
- Accessible Housing in Islington
- Urban Design Guide
- Finsbury Local Plan

London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction