

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 B		
Date:	10 MAY 2016	NON-EXEMPT
Application number	P2015/2213/FUL	
Application type	Full Planning Application	
Ward	Mildmay Ward	
Listed building	Not Listed	
Conservation area	Newington Green conservation area	
Development Plan Context	Newington Green conservation area	
Licensing Implications	None	
Site Address	Rear of 121, 121a Mildmay Road Islington N1 4PT	
Proposal	Demolition of existing derelict outbuildings and erection of a new four-bedroom single family dwelling house including excavation of the site with associated landscaping and provision of wall hung cycle racks and refuse storage.	
Case Officer	Sandra Chivero	
Applicant	Anthony Haden-West	
Agent	Alistair Norton – Norton Mayfield Architect	

1. RECOMMENDATION

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

- 1.1 Subject to the conditions set out in Appendix 1;
- 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;

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET

Application Site



Image 1: Aerial View of site



Image 2: Existing Street view of Application Site



Image 3: View looking south on (Wolsey Road)



Image 4: View from the rear of 121 Mildmay Road.

4. SUMMARY

- 4.1 The application seeks planning permission for the construction of a four bedroom single family dwelling house including excavation of the site. The new dwelling will be located at lower ground and ground floor levels, however, would read as a single storey structure when viewed from the street.
- 4.2 The main considerations are the acceptability of the proposed residential use of the site, design and impact on the character and appearance Newington Green Conservation Area, amenity, standard of accommodation, transport, sustainability, affordable housing contributions and carbon offsetting contributions.
- 4.3 The development would be acceptable in visual terms and the proposed building would have no significant harm on neighbouring amenity in terms of loss of light, outlook or privacy. The proposed standard of residential accommodation is considered adequate and the proposed building raises no concerns in relation to sustainability and transport.
- 4.4 The applicant has agreed to make the full required small sites affordable housing and carbon offsetting contributions. The development will be car free and this will be secured by condition.
- 4.5 The proposal is considered acceptable and it is recommended for approval subject to conditions and legal agreement.

5. SITE AND SURROUNDING

- 5.1 The application is located to the rear of nos. 121 Mildmay Road part of a Victorian terrace of four-storey townhouses. Directly adjacent and south is a row of terraced housing oriented perpendicular to Mildmay Road, which forms a period row on Wolsey Road. To the west the rear garden of no. 123 Mildmay Road bounds the property and to east the site fronts on to Wolsey Road and rear garden of no. 119 Mildmay Road located on the opposite side of the road across the highway. The site is occupied by 2 no. dilapidated outbuildings fronting on to Wolsey Road. The existing outbuildings are not listed and the site is located within the Newington Green Conservation Area. The surrounding area is predominantly residential in character.

6. PROPOSAL (IN DETAIL)

- 6.1 It is proposed to erect a single family dwelling house (C3 Use Class) including excavation of the site to create living space at lower ground floor level. The new dwelling will be located at lower ground and ground floor levels, however, would read as a single storey structure when viewed from the street.
- 6.2 The new building would be of a contemporary design and would be constructed of modern materials. A green roof would be incorporated to the northern section of the new building.
- 6.3 The new house would comprise of 7 persons/ 4 no bedrooms located at lower ground floor level and living/ dining/ kitchen space located at ground floor level. The new dwelling also incorporates a 33sqm rear garden and a 12.6sqm courtyard. The refuse would be stored to the north-western boundary and a wall hung bike store would be positioned to the south-eastern boundary behind the main entrance.

Revisions

6.4 Revised drawings were received on 22 March 2016 showing the following amendments:

- Omission of a double storey basement and full site excavation
- Basement excavation reduced to a single level and limited to the extent of the building itself
- The rear garden redesigned to be free draining and to conform with the prevailing level found to the rear of Mildmay Road
- Ceiling height increased to 2.6m at basement level

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.2 November 2015; Planning application (Ref. P2015/4721/FUL) Submitted for the retention of conversion of property into three residential flats comprising 1x Studio flat and 2x2 bedroom flats.
- 7.3 April 2015: S73 Application (Ref. P2015/0626/S73) Approved to variation of Condition 2 (Approved Plans) of Full Planning (Householder) application reference: P2013/5100/FUL dated 17 February 2014 to include the raising of the height of the rear addition by 500mm from what was previously approved under planning ref P2013/5100.
- 7.4 March 2015: Planning permission (Ref. P2015/0518/FUL) Granted for the creation of a new porch portico to the entrance on the front elevation.
- 7.5 December 2014: Planning permission (Ref. P2014/4027/FUL) Granted to create 2 no. additional window openings to the east (side) elevation and installation of 2 no. associated timber frame windows.
- 7.6 October 2014: Planning permission (Ref. P2014/3552/FUL) Granted to creation of new metal staircase and platform allowing access from the rear first floor level to the garden level of the unit, creation of French doors and glazed balustrade at rear first floor level and alterations to the rear elevations upper floor window.
- 7.7 June 2014: Planning application (Ref. P2014/1543/FUL) for various external alterations including addition of porch; arched window openings to the gable end; a rear and top floor roof terrace; rear stair; modifications to existing rear window and new material facing to existing rear extension Withdrawn.
- 7.8 February 2014: Planning application (Ref. P2013/5100/FUL) Granted for the demolition of the existing part-width two storey rear extension and replacement with a larger two-storey extension at lower ground and upper ground floor levels including fenestration at lower ground floor level to create a new door opening.
- 7.9 August 2013: Planning application (Ref. P122008) for the demolition of existing derelict outbuilding; erection of side and rear extensions (at ground and lower ground floors) and conversion of existing dwelling to provide 4 self-contained residential units including erection of a new build 4 bedroom house on the end of Wolsey Road terrace Dismissed following a non determination appeal (Ref. APP/V5570/A/13/2193155).

- 7.10 October 2011: Planning application (Ref. P110716) Refused for demolition of non-original extensions and replacement with a two-storey extension; Conversion of main house from 2x two-bed flats to 2x two-bed flats and 1x one-bed flat. Provision of 2x two bed flats fronting Wolsey Road. Demolition of vacant outbuilding and garage and erection of a contemporary dwelling house (three-storeys over basement). The reason for refusal was as follows:

REASON: The proposal is considered to be an over development of the site resulting in substandard residential accommodation by virtue of cramped residential units and associated gardens. The proposal is therefore contrary to the standards for new residential accommodation set out in the 2011 London Plan; the standards for outdoor amenity space set within the Planning Standard Guidelines (2002); Policy CS9 (Protecting and enhancing Islington's built and Historic Environment) and Policy CS12 (Meeting the Housing Challenge) of the Islington Core Strategy 2011; Policies H6 (Garden Land), H7 (Standards and Guidelines), H8/H9 (The Conversion of Existing Property) and H10 (New Development) of the Unitary Development Plan (2002).

- 7.11 A subsequent appeal was dismissed under ref.

ENFORCEMENT:

121 Mildmay Road, 121A Mildmay Road and Rear of 121 Mildmay Road.

- 7.12 June 2016: Enforcement Case (Ref. E/2015/0325) Open re. Without planning permission, the material change of use of the land from a single dwelling house to use a three self-contained units of residential accommodation.

May 2015: Enforcement Case (Ref. E/2015/0111) re. for the raise in height of the rear addition Closed following granting of planning permission on 9 April 2015, under ref. P2015/0626/S73 as such the breach was regularised.

August 2014: Enforcement Case (Ref. E/2014/0492) re. Unauthorised demolition in a Conservation Area Closed as planning permission was granted on 17.02.14 under ref. P2013/5100/FUL to regularise the works.

PRE-APPLICATION ADVICE

- 7.13 Applicant advised that given the importance of the gap a new dwelling should ideally have the appearance of a garden wall and be no higher than a single storey.

8. CONSULTATION

Public Consultation

- 8.1 Two consultations were carried out. Originally letters were sent to occupants of 40 adjoining and nearby properties along Wolsey Road, Mildmay Road and Mildmay Park, on 02 July 2015. Site and Press notices were displayed on 09 July 2015. Following submission of amended drawings and submission of a Structural Method Statement further consultation letters were sent on 30 March 2016 and the reconsultation period ended on 13 April 2016. It is the Council's practice to consider representation made up until the date of a decision.
- 8.2 At the time of writing this report seven objections had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Change of purpose (Paragraphs 10.2, 10.3, 10.4)
- Harmful basement development (Paragraphs 10.16 - 10.20)
- Cluttered appearance and visibility from the street (Paragraphs 10.12)
- Proposal contrary to guidance (Paragraphs 10.15, 10.19, 10.20)
- Overdevelopment (Paragraphs 10.5)
- Loss of historic building (Paragraphs 10.11)
- Inappropriate addition (Paragraphs 10.10)
- Impact on wider street and surrounding Conservation Area (Paragraphs 10.10, 10.12, 10.15)
- Lack of adequate garden space to no. 121 Mildmay Road (Paragraphs 10.56)
- Loss of light views, outlook and privacy (Paragraphs 10.21 – 10.24)
- Impact on aspect and amenity (Paragraphs 10.21 – 10.24)
- Inaccurate original drawings (Paragraphs 10.52)
- Impact on wildlife (Paragraphs 10.18, 10.51)
- Impact on parking (Paragraphs 10.44)
- Disturbance during building works (Paragraphs 10.54)
- Development serves only to the financial interest of developer (Paragraphs 10.54)
- Waste arrangements (Paragraphs 10.14)
- Multiple breaches of planning regulations (Paragraphs 10.55)
- Overcrowded (Paragraphs 10.56)
- Structural Method Statement unacceptable (Paragraph 10.20)

8.3 **An objection was also received from Cllr Caluori** regarding the design and materials not in keeping with the Conservation Area Guidelines, basement development and overdevelopment of the site.

External Consultees

8.4 **LAMAS - Historic Buildings & Conservation Committee** commented that this is quite an ingenious and self-effacing scheme and raised no objections in principle. However, concerns were expressed about the upper floor level, particularly to its roof line. There were also strong objections to the proposed double basement because of the impact on the fabric and character of the heritage asset.

Internal Consultees

8.5 **The Design and Conservation Officer** highlighted that the site has a long planning history. The current proposal however is for an ingeniously designed dwelling which retains the existing appearance of double gates, existing building and garden wall and therefore has a minimal visual impact on the conservation area.

8.6 While complete retention of gaps is always desirable the design is a near exemplary example of how to construct a new dwelling within a gap when such development is acceptable in principle.

8.7 **The Tree Officer** raised no arboricultural objections to the development. It was stated that there are no trees directly adjacent are small and not considered a constraint to development. The larger trees at the rear of 125 / 127 Mildmay Road are of a sufficient distance to remain largely unaffected.

- 8.8 **The Transport Officer** stated the applicant should clarify how the cycle parking spaces will be sheltered. Where possible, the cycle parking spaces should be flexible to accommodate accessible bicycle/tricycles if needed.
- 8.9 It is further stated that the rights for residents of the new dwellings to apply for on-street car parking permits should be removed. The redundant crossover on Wolsey Road should be removed and the footway reinstated, the costs of which will be met by the applicant.
- 8.10 **The Policy Officer** stated that the proposal involves the redevelopment of existing outbuildings and the existing garden. It is further stated that it is not clear what the lawful use of the outbuildings is and if there would be a change of use involved.
- 8.11 **The Inclusive Design Officer** stated that the proposal does little to demonstrate the developers and designers commitment to sustainable, inclusive and accessible design and how they will meet various obligations placed on them by legislation and local policies, there is mention of Lifetime Homes but no mention of our DM policies relating to visitable and adaptable housing as set out in the Islington's Development Management Policy DM3.4 and the Inclusive Design in Islington SPD.
- 8.12 It was stated that the development shall incorporate/ install the following measures:
- Level threshold
 - Adequately size WC appears to provide a future wet room if needed,
 - Provision of entrance level bed space
 - Adequate room for Wheelchair turning circles in the kitchen, living or dining room
 - Fully accessible amenity spaces and facilities e.g. bin store require to be fully accessible.
- 8.13 **Acoustic Officer** raised no objections. However, an informative was recommended to advise the applicant to consider the construction impacts of the proposed excavation of a considerable basement in close proximity to neighbouring residential and to refer to LBI's Code of Construction Practice, BS5228:2009, the GLA's SPG on control of dust and emissions during construction and demolition.
- 8.14 **Biodiversity and Nature Conservation Team** – Recommended that a bat survey should be conditioned before the buildings are demolished. The survey should take place between April and September and be carried out by a qualified ecologist. Bats are protected by law and it is an offence to intentionally or recklessly disturb a bat in its roost or to damage or destroy a roosting place. If bats are found to be roosting in the buildings then this will affect the timing of demolition and mitigations will need to be conditioned
- 8.15 **Highway Team** – The Technical Officer stated that the Transport Planning Officers recommendation to remove the redundant crossover on Wolsey Road and reinstate footway, the costs of which will be met by the applicant should be secured by condition.

- 8.16 **The Policy Sustainability Officer** objected to the original drawings of the current application which showed a double storey basement and full site excavation. Concerns were raised regarding the substantial demolition and provision of a lower ground floor with no free drainage which would be incoherent with adjacent garden levels. Following revisions the officer is satisfied with the reduction in the level of excavation, provision of a raised free-draining garden and the Structural Method Statement.

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:
- Newington Green 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
 - Principle of basement development
 - Neighbouring Amenity

- Standard accommodation
- Highways and Transportation
- Sustainability
- Inclusive Design
- Affordable housing small sites and Carbon Offsetting Contributions

Land Use

- 10.2 The application site previously formed a part of the rear garden of no. 121 Mildmay Road which is occupied by an end of terrace Victorian dwelling (C3 Use Class) and various outbuildings ancillary to the residential use. It is proposed to demolish the existing 2 no. derelict outbuildings and erect a single family dwelling house (C3 Use Class).
- 10.3 With regards to the current use class, the applicant states that the outbuildings were ancillary to the main house at 121 Mildmay Road and have been vacant for many years. The vacancy of the outbuildings was documented in the historic applications including the application submitted in March 2011. The outbuilding adjoining no. 1 Wolsey Road is accessed from the street and the outbuilding adjoining the main house was accessed via the main building at no. 121 Mildmay Road. There is no planning history establishing a different use from C3 Use Class. The site is currently part of residential garden at no. 121 Mildmay Road and the proposal will be residential, therefore there is no land-use objections.
- 10.4 Vacant and derelict buildings have a demoralising and downgrading effect on an area. The Council therefore welcomes the principle of bringing back into use vacant sites, as in this instance. In judging the acceptability of residential use in this location it is considered that residential use would be appropriate in this predominantly residential area. The provision of additional housing at this location would be supported by policies CS12 of the Core Strategy which seeks to meet and exceed the borough housing targets through the provision of additional housing in suitable locations as in this instance.
- 10.5 The proposed scheme resulting in a creation of a single family unit is considered appropriate in principle at this location.

Design

- 10.6 The current application follows planning application (Ref. P122008) for a three storey building same height as the adjoining two-storey terrace along Wolsey Road. This was considered to fail to form an appropriate continuation of the Wolsey Road terrace and undermined its architectural integrity. The scheme was dismissed by the Inspectorate in August 2013 following a non-determination appeal (Ref. APP/V5570/A/13/2193155).
- 10.7 It is now proposed to erect a single family dwelling house which includes the excavation of the site to create a basement level. The new dwelling will be located at lower ground and ground floor levels, however, would read as a single storey structure when viewed from the street. Whilst in the rear garden of no. 121 Mildmay Road, the application site for the proposed development is previously built upon land to the rear of the property at 121 Mildmay Road. There are currently two dilapidated building in the location of the proposed dwelling and as such there is no overall loss of current usable garden area.

- 10.8 The new building would be of a contemporary design and would be constructed of modern materials including metal cladding, render and aluminium/timber composite. The layout of the new building would be L-shape with the ground floor level cantilevered to the rear. A metal clad pitched roof with 2 no. rooflights would be incorporated to the southern section of the new building. The façades of the southern section of the building would be clad in matching standing seam metal cladding. A flat roof with a green roof would be incorporated to the northern section of the building. The northern section of the building would incorporate render to the front and rear elevations at lower and ground floor levels. The new structure would also incorporate aluminium/ timber composite windows.
- 10.9 The southern section of the front building line would follow the front building line of the adjoining Wolsey Road terrace. The northern section of the front building line projects by 2m from the front building line of the adjoining terrace would remain set back from the front boundary line by 0.9m.
- 10.10 The new house largely follows the height and footprint of the existing outbuildings. The design for the proposed house is conceived as a replacement for the existing derelict outbuildings which currently occupy the site. The current proposal is for a design which retains the existing appearance of double gates, single storey structure and a garden wall. The proposed house will be behind the wall. The design approach is considered to remain subservient to the adjoining terrace along Wolsey Road and the main property at no. 121 Mildmay Road as well as maintaining visual gap between the terraces and therefore has minimal visual impact on the conservation area. While complete retention of gaps is always desirable the infill building design as part of the boundary wall is considered appropriate at this location with existing structures to the gap between the two terraces.
- 10.11 Concerns have been raised regarding the loss of an historic building. The outbuildings are not statutory listed and they are not buildings of architectural merit. The Council therefore does not object to their demolition.
- 10.12 Whilst there are glimpses of the proposed building from the public realm, the resulting building maintains the gap between no. 1 Wolsey Road and no. 121 Mildmay Road and is not considered to result in a cluttered or overbearing appearance. The proposed structure does not extend above the height of the current outbuilding and retains the ground floor level giving the appearance of a single storey building.
- 10.13 The proposed development is not a continuation of the terrace and is therefore not necessary to be constructed of traditional materials. The use of modern materials is therefore considered acceptable to the contemporary low rise development which is largely concealed from the street by the boundary wall.
- 10.14 The refuse store and bike store are located in concealed positions and are therefore considered not to detract from the streetscene.
- 10.15 Overall, it is considered that the character and appearance of the surrounding Newington Green Conservation Area would be preserved. The proposal is also considered accord with policies CS8 and CS9 of Islington's Core Strategy 2011, policies DM2.1 and DM2.3 of Islington's Development Management Policies Document June 2013 and the guidance contained within the Conservation Area Design Guidelines and the Islington Urban Design Guide.

Principle of Basement Development

- 10.16 The original drawings of the current application showed a double storey basement and full site excavation. Concerns were raised regarding the substantial demolition and provision of a lower ground floor with no free drainage which would be incoherent with adjacent garden levels. During the course of the application amended drawings were submitted showing the basement excavation reduced to a single level. Further drawings were received showing a free draining rear garden with soft landscaping. The rear garden has been redesigned to conform with the prevailing level found to the rear of Mildmay Road. The site excavations were reduced, limiting this to the extent of the building itself.
- 10.17 The redesigned garden to conform with the prevailing level to neighbouring properties is now accessed via steps from a small rear terrace area. This design will not require retaining walls to the neighbouring gardens at 121 and 123 Mildmay Road, for the built envelope at lower ground floor level. The proposed excavation is in line with the existing footprint of the outbuildings found on the site.
- 10.18 Whilst the proposal remains to excavate the site, the new structure and the basement level will largely follow the footprint of the existing building. The proposed basement excavation is therefore considered acceptable in principle and would not result in harmful, permanent, irreversible damage and would not impact on drainage and biodiversity to the surrounding area. In addition, the site is not located adjacent trees or listed buildings.
- 10.19 Notwithstanding this, the construction of basements can cause harm to the natural environment, the stability of existing buildings, the amenity of nearby residents and the character and appearance of an area. The newly adopted Basement SPD (January 2016) requires the submission of a Basement Impact Assessment, Structural Method Statement (SMS) and a Construction Management Plan (CMP) endorsed by a suitably qualified person(s) are required to be submitted with any planning applications for a basement development. These documents also enable the council to consider the cumulative impacts of basement development across the borough and balance the potential site-specific benefits basements can provide (i.e. additional floor space) against those wider cumulative impacts set out in Policy DM6.3.
- 10.20 The application was submitted prior to the adoption of the Islington's Supplementary Planning Document for Basement Extensions. During the course of the application the applicant provided a Structural Method Statement (SMS) endorsed by a suitably qualified person. The report also includes an assessment considering the effects of a proposed basement construction on ground stability, surface water and groundwater regime at the property. Basement construction methods selected to minimise movement of the basement perimeter retain wall include installation of reinforced concrete underpinned retaining walls and a ground floor transfer slab which will prop the basement walls and ensure perimeter wall movement is minimised. The method statement included in the report demonstrates how the property can be constructed taking all reasonable steps to minimise the effect of ground movement in order to protect the existing fabric of adjacent properties during excavation and construction of the basement. The Policy Sustainability Officer did not raise any objections in relation to the Structural Method Statement and is satisfied with the amended scheme with reduced level of excavation.

Neighbouring Amenity

- 10.21 To the north, the habitable windows to the main house do not directly face the windows to the new house. The southern section of the ground floor would follow the front and rear building lines of the adjoining property at no. 1 Wolsey Road located to the south. To the west the house would front on to the rear gardens of neighbouring properties along Mildmay Road and Mildmay Park. The windows at no. 123 Mildmay Park are positioned at oblique angle and do not directly face the new house. To the east the site fronts on to the rear garden of no. 119 located 17m across the highway.
- 10.22 Concerns were raised regarding overlooking to the neighbouring property at no. 1 Wolsey Road from the flat roof at rear ground floor level. The applicant has confirmed that there is no way of gaining access to this roof, and it is neither designed nor intended for use as a roof terrace. The louvred screening is an extra measure made within the design to protect the privacy of the garden at No 1 Wolsey Road. A condition has also been attached to the permission stipulating that the flat roof shall not be used an amenity space.
- 10.23 Overall, the new house which would not directly face the habitable windows to neighbouring properties and would largely follow the footprint and height of the existing structures is considered not to result in harmful overlooking, loss of privacy, loss of light nor loss of views to neighbouring properties. In addition, the proposal for residential use is considered not to result in harmful noise and disturbance to neighbouring properties.
- 10.24 The proposal is therefore considered to accord with policy DM2.1 which requires development to provide a good level of amenity including consideration of noise, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.25 This is to ensure that the development does not adversely impact on neighbouring amenity. A condition has been attached to the permission requiring the submission of a Construction Method Plan to provide details on the access, parking, and traffic management and delivery arrangement throughout the construction phase of the development. An informative has also been attached to the permission advising the applicant to consider the construction impacts of the proposed excavation of a considerable basement in close proximity to neighbouring residential and to refer to LBI's Code of Construction Practice, BS5228:2009 (Code of practice for noise and vibration control on construction and open sites), the GLA's SPG on control of dust and emissions during construction and demolition.

Quality of residential accommodation

- 10.26 It is proposed to create a single family dwelling housed comprising of a 7 persons/ 4 bedrooms. The bedrooms are located at lower ground floor level and the living space is located at ground floor level. The new residential units would incorporate storage space, a rear garden and front courtyard.
- 10.27 The scheme incorporates dual aspect residential accommodation, rooflights and large glazing areas, in order to maximise on daylight and sunlight levels to the new residential accommodation. Amended drawings received during the course of the application showed the lower ground floor windows enlarged in width to accommodate the garden level. There is also a shallow light trench (225mm high) to the north facing windows, in order to maximise the internal quality of this bedroom accommodation. A revised daylight study was also provided. This demonstrated that the bedrooms would have adequate daylight levels and would comply with the CIBSE (Chartered Institution of Building Services Engineers) Daylighting and

Window Design, 1999. The applicant has confirmed that the CIBSE's Daylighting and Window Design 1999 formula use originates from the British Standard BS8206-2, and features in the most recent issue of that document (2008 - Section 13). Exactly the same formula is also found in the BRE document Site layout planning for daylight and sunlight: a guide to good practice (BR 209) 2011, Appendix C; Clause C5. The standard for judging the adequacy of internal daylighting for future occupants is equivalent throughout these three documents.

- 10.28 The daylight report also shows that the visible sky angle of the bedrooms at lower ground floor level meets the requirements of this British Standard formula elaborated upon by CIBSE and BRE.
- 10.29 The submitted document shows details for the glazed area of each bedroom windows; the visible sky angle; the transmittance of glazing to diffuse light (including the effect of dirt); the total surface area of room (floor, ceiling and walls including windows); and an average reflectance of room surfaces. These are all included to produce an accurate result that the visible sky angle of the bedrooms at lower ground floor level meets the requirements of this British Standard formula elaborated upon by CIBSE and BRE and the bedrooms would have adequate daylight levels and would comply with the CIBSE (Chartered Institution of Building Services Engineers) Daylighting and Window Design, 1999.
- 10.30 As shown in the table 2 below the resulting residential unit would also meet the minimum gross internal area stipulated within the Development Management Policies and the London Plan.

Table 2 - Gross Internal Area required

Dwelling type	Dwelling permutation (bedroom (b)/persons-bed spaces (p))	Required GIA (sqm)	Proposed GIA (sqm)	Required Outdoor Amenity Space (sqm)	Proposed Outdoor Amenity Space (sqm)
2 storey house	4b/7p	107 (for 4b/6p)	137	30	30 (Rear Garden) 13 (Front Courtyard)

- 10.31 The resulting unit is in excess of minimum space standards applicable to the unit's size by 30sqm. While the house is oversized, this is a minimum standard and the extra 30sqm is insufficient to enable an additional unit to be created. In addition, the generous floors space allows provision of residential accommodation of good quality with a logical and functional layout as well as provision of dual aspect.
- 10.32 The generous bedrooms and living spaces to the new house would meet the minimum room size requirements and floor to ceiling heights stipulated within the Development Management Policies.
- 10.33 As shown in Table 2 above the proposal would also result in provision of adequate private outdoor amenity space in excess of the minimum required standards stipulated within policy DM3.5 of the Development Management Plan.

10.34 Overall, scheme would result in good standard residential accommodation with dual aspect, outlook from habitable rooms, natural ventilation, privacy and light levels. This would be in line with Policy 12 of the NPPF; Policy 3.5 of the London Plan 2011; policy CS12 of the Core Strategy and policies DM2.1 and DM3.4 of the Development Management Policies.

Inclusive Design

10.35 Since the application has been submitted, the lifetime homes standard has been revoked and replaced with National Standards for Housing Design, set out within the Building Regulations.

10.36 On 1 October 2015 a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, which will be enforced by Building Control or an Approved Inspector. This was brought in via

- Written Ministerial Statement issued 25th March 2015
- Deregulation Bill (amendments to Building Act 1984) – to enable ‘optional requirements’
- Deregulation Bill received Royal Assent 26th March 2015

10.37 As a result of the changes introduced in the Deregulation Bill (Royal Assent 26th March 2015), Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor local wheelchair housing standards.

10.38 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements. If they are not conditioned, Building Control will only enforce Category 1 standards which are far inferior to anything applied in Islington for 25 years.

10.39 Planners are only permitted to require (by Condition) that housing be built to Category 2 and or 3 if they can evidence a local need for such housing i.e. housing that is accessible and adaptable. The GLA by way of Minor Alterations to the London Plan 2015, has reframed LPP 3.8 Housing Choice to require that 90% of new housing be built to Category 2 and 10% to Category 3 and has produced evidence of that need across London. In this regard, as part of this assessment, these emerging revised London Plan policies are given weight and inform the approach below.

10.40 Concerns were raised by the Inclusive Design Officer regarding the proposal failing to adequately demonstrate the developers and designers commitment to sustainable, inclusive and accessible design and how they will meet various obligations placed on them by legislation and local policies, there is mention of Lifetime Homes but no mention of our DM policies relating to visitable and adaptable housing as set out in the Islington’s Development Management Policy DM3.4 and the Inclusive Design in Islington SPD. During the course of the application, the applicant confirmed that the proposal would incorporate;

- A gently ramped approach terminating in a level threshold
- A space for a temporary entrance-level bed within the living room

- An entrance-level WC with adequate drainage provided for a future flush-threshold shower;
- Adequate wheelchair turning circles within the main living spaces;
- Additional space for the provision of a through floor platform lift;
- An accessible family bathroom;
- Additional room for a hoist between the master bedroom and main family bathroom

10.41 These measures are welcome and are considered to facilitate and promote inclusive and sustainable communities in line with policy DM2.1 and the Inclusive Design SPG.

Affordable Housing and Financial Viability

10.42 The Core Strategy Policy CS 12 – ‘Meeting the Housing Challenge’ requires (part G) all sites capable of delivering 10 or more units gross to provide affordable homes on-site. Schemes below this threshold will be required to provide financial contribution towards affordable housing provision elsewhere in the borough. The SPD ‘Affordable Housing Small Sites’ states that in line with the evidence base, the council will expect developers to be able to pay a commuted sum of £50,000 per unit for sites delivering fewer than 10 residential units in the north and middle parts of the borough. The SPD does state, in accordance with the NPPF, that in instances where the applicants consider that this level of contribution would leave the development unviable, that the council will accept viability assessments where the applicants should provide a statement with their application with a justification for not providing the full financial contribution. In this instance the applicant has agreed to make the full £50 000 affordable housing contribution. This fully satisfies the requirement of CS12G and the Affordable Housing Small Sites Contributions SPD. As such, it is considered that this policy requirement has been satisfied and therefore the proposal is acceptable in this regard.

10.43 The Environmental Design Planning Guidance Supplementary Planning Document (SPD) and Islington's Core Strategy policy CS10 require minor new-build developments of one residential unit or more to offset all regulated CO2 emissions not dealt with by onsite measures through a financial contribution. The cost of the off-set contribution is a flat fee based on the development type is £1500 per house. The applicant has agreed to make the full required affordable contributions.

Highways and Transportation

10.44 The proposed residential scheme would be car free. Therefore, the proposal would not result in a material increase in parking pressure on surrounding roads. It is considered that the proposed development would not have a material impact on highway safety or the free flow of traffic on surrounding roads.

10.45 The proposal would also be in line with policy CS10 of the Core Strategy and policy DM8.5 of the Development Management Policies which expects all new developments to be ‘car free’.

10.46 A condition has been attached to the permission stipulating that the redundant crossover on Wolsey Road should be removed and the footway reinstated with the cost met by the applicant.

10.47 The provision of 4 cycle spaces for the four bedroom unit is in line with policy DM8.4 which requires one cycle space provision per bedroom.

Trees

- 10.48 The trees directly adjacent are small and not considered a constraint to development. The larger trees at the rear of 125 / 127 Mildmay Road are of a sufficient distance to remain largely unaffected. The Tree Officer had no arboricultural objections to the development.

Sustainability

- 10.49 The applicant's commitment to construct the scheme Code for Sustainable Homes Level 4 is welcome. The Code for Sustainable Homes: technical guidance was withdrawn in April 2015. The Council therefore can no longer insist that developers meet the requirements any Code for Sustainable Homes.
- 10.50 However, a further condition was attached requiring the submission of a Sustainable Design and Construction Statement detailing 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 2015, and not exceed water use targets of 110L/person/day.
- 10.51 The provision of greenroofs and bird boxes is welcome. These sustainability measures outlined are welcome as they would improve the environmental quality of the building.
- 10.52 It is stated by the neighbours that bats have been seen on the application site. A condition has therefore been attached to the application requiring a bat survey to be carried out prior to demolition of the existing structures. The survey is required to take place between April and September and be carried out by a qualified ecologist. Bats are protected by law and it is an offence to intentionally or recklessly disturb a bat in its roost or to damage or destroy a roosting place. A bat survey is necessary to ensure no harm occurs to bats.

Other Issues

- 10.53 It was stated by the neighbour that the existing and proposed Wolsey Road elevations not showing the approved rear extension to the main house. The architect has clarified the new extension to the main property angles of to the north-west, therefore it is only partially revealed in the existing and proposed Wolsey Road Elevations.
- 10.54 Concerns were raised regarding disturbances during buildings works. Disturbance during building works are not a material planning consideration. The application therefore could not be refused for this reason. The concerns raised regarding the development serving only to the financial interest of the developer are also not a material planning consideration and the application could not be refused for this reason.
- 10.55 Concerns were also raised regarding multiple breaches of planning regulations to the main property at no. 121 Mildmay Road. These breaches have been part of enforcement investigations unrelated to this application and are not considered to have a bearing in the consideration of a schemes to a site of a which no longer forms a part of the main house at no. 121 Mildmay Road. In any case of the works

have been regularised with planning permission and there is also a submission for the unauthorised unit to the rear of the main house.

- 10.56 Further concerns have been raised regarding overcrowding and loss garden space to the main property at no. 121 Mildmay Road. The application site no longer forms a part of the main house at 121 Mildmay Road. The number of units to the main house therefore would not have implications on the additional unit to the application site. The rear of the main house including the application site was largely built over and did not comprise of a usable rear garden. The recent scheme to the main house and the current scheme have actually resulted in the creation of more usable garden space for the residential occupants.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The principle of residential development on this land is considered acceptable and the proposed building would not detract from the character and appearance of the Newington Green Conservation Area.
- 11.2 The impact on neighbours has been assessed and it is considered that the development would not harm the amenities of adjoining neighbouring properties in terms of loss of light, overlooking or overbearing effect. The internal layout and spatial standards of the proposed flats meet the policy standards and would provide adequate outdoor amenity space in accordance with the Council's objectives and planning policies.
- 11.3 The development would be carfree and would provide adequate cycle parking for the future occupants.
- 11.4 The applicant has agreed to make the full required affordable housing contributions and carbon offsetting contributions.
- 11.5 The proposal is considered to be acceptable and to be broadly in accordance with the Development Plan Policies.

Conclusion

- 11.6 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:

- £50 000.00 contribution towards affordable housing within the Borough
- £1 500.00 contribution towards carbon off-setting.

All payments are due on practical completion of the development and are to be index-linked from the date of committee. Index linking is calculated in accordance with the Retail Price Index. Further obligations necessary to address other issues may arise following consultation processes undertaken by the allocated S106 Officer.

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: Location Plan – 1413-NMA-XX-ZZ-DR-B-00001; 1413-NMA-XX-00-DR-A-00100 P5; 1413-NMA-XX-01-DR-A-00100 P4; 1413-NMA-XX-02-DR-A-00100 P3; 1413-NMA-XX-ZZ-DR-A-00200 P1; 1413-NMA-XX-ZZ-DR-A-00201 P5; 1413-NMA-XX-ZZ-DR-A-00202 P3; 1413-NMA-XX-AA-DR-A-00300 P4; 1413-NMA-XX-BB-DR-A-00301 P6; 1413-NMA-XX-CC-DR-A-00302 P6; 1413-NMA-XX-01-DR-B-00100 P1; 1413-NMA-XX-02-DR-B-00100 P1; 1413-NMA-XX-ZZ-DR-B-00200 P2; 1413-NMA-XX-ZZ-DR-B-00201 P2; 1413-NMA-XX-AA-DR-B-00300 P2; Daylighting Analysis - 1413-NMA-LG1-

	<p>ZZ-SH-A-00100 P1; Design & Access, Heritage & Energy Statement - 1413-PL-900; Structural Method Statement – December 2015.</p> <p>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.</p>
3	Materials (Compliance)
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. 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	Car free development restriction
	<p>Car-Free Development: All future occupiers of the single family house 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.
5	Category 2 Condition
	<p>CONDITION: Notwithstanding the drawings hereby approved, all residential units shall be constructed to Category 2 of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings' M4 (2).</p> <p>Evidence, confirming that the appointed Building Control body has assessed and confirmed that these requirements will be achieved shall be submitted to and approved in writing by the LPA prior to any superstructure works beginning on site.</p> <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON: To secure the provision of visitable and adaptable homes appropriate to meet diverse and changing needs, in accordance with LPP 3.8</p>
6	Bat Survey
	<p>CONDITION: A bat survey shall be carried out prior to demolition of the existing structures. The survey should take place between April and September and be carried out by a qualified ecologist. Bats are protected by law and it is an offence to intentionally or recklessly disturb a bat in its roost or to damage or destroy a roosting place.</p> <p>REASON: A bat survey is necessary to ensure no harm occurs to bats.</p>
7	Nesting Boxes (Details)
	<p>CONDITION: Details of bird and bat nesting boxes / bricks / including the exact location, specification and design of the habitats shall be submitted to and approved in</p>

	<p>writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The nesting boxes / bricks shall be provided strictly in accordance with the details so approved, installed prior to the first occupation of the building to which they form part or the first use of the space in which they are contained 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>
8	Flat Roof Not Used As Amenity Space (Compliance)
	<p>CONDITION: The flat roof area at rear ground floor level shown on plan no. 1413-NMA-XX-01-DR-A-00100 P4 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.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows</p>
9	Construction Environmental Management Plan
	<p>CONDITION: A Construction Environmental Management Plan assessing the environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development 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 and other occupiers 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 and businesses.</p>
10	Structural Method Statement
	<p>CONDITION: No development shall be commenced on site unless and until an updated structural engineers report and excavation strategy including methodology for excavation and its effect on all neighbouring boundaries and neighbouring listed buildings has been submitted to and agreed in writing by the Local Planning Authority.</p> <p>This strategy shall be fully implemented in accordance with the approved details.</p> <p>REASON: To ensure that the proposed development would have no undue impact on the structural integrity of the neighbouring listed buildings.</p>
11	Construction Method Plan
	<p>CONDITION: No development works shall take place on site unless and until a Construction Method Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The CMP should include details on the access, parking, and traffic management and delivery arrangement throughout the construction phase of the development. This should include:</p> <ol style="list-style-type: none"> a) identification of construction vehicle routes b) how construction related traffic would turn into and exit the site (including appropriate traffic management) c) the method of demolition and removal of material from the site

	<p>d) the parking of vehicles of site operatives and visitors e) loading and unloading of plant and materials f) storage of plant and materials used in constructing the development g) the erection and maintenance of security hoarding h) wheel washing facilities where applicable i) measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition and j) construction works</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity.</p>
12	Bicycle Storage and refuse area
	<p>CONDITION: The bicycle storage and refuse area(s) hereby approved, shall be provided prior to the first occupation of the development hereby approved and permanently maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking and refuse facilities are available and easily accessible on site and to promote sustainable modes of transport.</p>
13	Biodiversity Roofs (Details)
	<p>GREEN/BROWN BIODIVERSITY ROOFS (DETAILS): Details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:</p> <p>a) biodiversity based with extensive substrate base (depth 80-150mm); b) planted/seeded with an agreed 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> <p>The biodiversity green 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 prior to the first occupation of the hereby approved residential units and be 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>
14	Crossover
	<p>CONDITION: The redundant crossover on Wolsey Road shall be removed and the footway reinstated by Islington Council Highway Services (T:020 7527 2000 / E:streetworks@islington.gov.uk) with the cost met by the applicant. The footway shall be constructed/ provided prior to the first occupation of the development hereby approved.</p> <p>REASON: To secure and maintain an acceptable pavement layout and pedestrian</p>

	safety.
15	Inclusive Design (Compliance)
	<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"> a) A gently ramped approach (not exceeding 1:12 over 2m and terminating in a level threshold); b) A space for a temporary entrance-level bed within the living room c) A 900mm wide stair for provision of future stair lift; d) An entrance-level WC with adequate drainage provided for a future flush-threshold shower; e) Adequate wheelchair turning circles within the main living spaces; f) Additional space for the provision of a through floor platform lift; g) An accessible family bathroom; h) Additional room for a hoist between the master bedroom and main family bathroom; and i) Sufficient built in storage areas. <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>

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	Section 106
	<p>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>
3	Community Infrastructure Levy (CIL) (Granting Consent)
	<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	Car free development
	You are advised that this permission has been granted subject to a condition securing that all new residents of the development shall not be eligible for parking permits in the area.
5	Definition of 'Superstructure' and 'Practical Completion'
	DEFINITIONS: (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.
6	Working Hours
	The applicant is advised that the accepted working hours for development within the borough are: 8:00am-5:00pm on Mondays to Fridays, 9:00am-1:00pm on Saturdays and not at all on Sundays, Bank or Public Holidays.
7	Construction Impact of Excavation
	INFORMATIVE: The applicant is advised to consider the construction impacts of the proposed excavation of a considerable basement in close proximity to neighbouring residential and to refer to LBI's Code of Construction Practice, BS5228:2009, the GLA's SPG on control of dust and emissions during construction and demolition
8	Sustainable Sourcing of Materials
	SUSTAINABLE SOURCING OF MATERIALS: Materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.

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

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality of Design and Housing Developments
- Policy 3.8 Housing Choice
- Policy 3.9 Mixed and Balanced Communities
- Policy 3.10 Definition of Affordable Housing
- Policy 3.11 Affordable Housing Targets
- Policy 3.13 Affordable Housing Thresholds
- Policy 5.1 Climate Change Mitigation
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.3 Sustainable Design and Construction
- Policy 5.11 Green Roofs and Development Site Environs
- Policy 5.14 Water Quality and Wastewater Infrastructure
- Policy 5.18 Construction, Excavation and Demolition Waste
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.2 An Inclusive Environment
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology
- Policy 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.
- Policy 8.1 Implementation
- Policy 8.2 Planning Obligations
- Policy 8.3 Community Infrastructure Levy

B) Islington Core Strategy 2011

Policy CS8 (Enhancing Islington's Character)
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

Policy DM2.1 Design
Policy DM2.2 Inclusive Design
Policy DM2.3 Heritage
Policy DM2.4 Local Views
Policy DM3.1 Mix of housing sizes
Policy DM3.4 Housing standards
Policy DM3.5 Private outdoor space
Policy DM3.7 Noise and vibration (residential uses)
Policy DM6.5 Landscaping, Trees and Biodiversity
Policy DM7.1 Sustainable Design and Construction
Policy DM7.2 Energy Efficiency and Carbon Reduction in Minor Schemes
Policy DM8.4 Walking and Cycling
Policy DM8.5 Vehicle Parking
Policy DM9.1 Infrastructure
Policy DM9.2 Planning Obligations
Policy DM9.3 Implementation

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan:

- Accessible Housing in Islington
- Affordable Housing Small Sites Contributions SPD
- Conservation Area Design Guidelines
- Planning Obligations and S106
- Urban Design Guide
- Basement SPD
- Inclusive Design in Islington SPD
- Environmental Design Planning Guidance SPD

London Plan:

- Housing
- Sustainable Design & Construction