

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:	7th June 2016	NON-EXEMPT

Application number	P2015/2584/FUL
Application type	Full Planning Application
Ward	Hillrise
Listed building	Not Listed
Conservation area	Not in a Conservation Area
Development Plan Context	Adjoining Metropolitan Open Land (MOL)
Licensing Implications	None
Site Address	15 Blythwood Road London N4 4EU
Proposal	Demolition of the existing building and erection of a building containing 9 residential units (flats) with associated access, refuse and cycle storage

Case Officer	Sandra Chivero
Applicant	Self Sustaining Property Ltd
Agent	WS Planning & Architecture

1. RECOMMENDATION

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

1. Subject to the conditions set out in Appendix 1;
2. Subject to 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



Image 1: The existing building from Blythwood Road



Image 2: Application site viewed from Blythwood Road

4.0 SUMMARY

- 4.1 The current application scheme is identical to the previous scheme at the site which was granted planning permission in June 2015 under application ref. P2014/5121/FUL. The proposal is for the demolition of an existing two storey property and the erection of a five storey apartment building consisting of 9 residential units, with associated access refuse, cycle storage and landscaping.
- 4.2 The only difference in the proposal from the previous scheme is the affordable housing contribution. The applicant previously signed a Unilateral Undertaking securing the full required affordable housing contribution of £350,000 and the full carbon-offset contributions of £9000. The current application includes a financial viability assessment of the proposal which concludes that affordable housing contributions are not financially viable. The applicant has agreed to make the full carbon off set contributions.
- 4.3 Following an extensive assessment and further testing of the submitted financial viability information by the Council's appointed independent viability consultant and the Council's Planning Policy (s106) Officer, it is considered that a contribution of £86 000 is the maximum viable amount. The applicant has signed a statutory declaration confirming that the financial viability information set out in the Council's appointed independent viability consultant's appraisal is a true and fair reflection of the viability of the proposed development and that the scheme as recommended for approval is fully capable of being delivered at the date of the declaration.
- 4.4 Since the previous application was granted there has been no change in terms of site context and it is maintained that the previously approved development would not be detrimental to the amenity of the neighbouring occupiers and would be of an acceptable design and appearance. All other aspects of the proposal are considered to be acceptable.

- 4.2 It is therefore recommended that planning permission be granted subject to conditions and a signed legal agreement (UU).

5.0 SITE AND SURROUNDING

- 5.1 The application relates to 15 Blythwood Road, a detached Victorian two storey property (split into 2 flats) located adjacent to Parkland Walk, which extends to the rear, and is designated as Metropolitan Open Space. The building is not listed and is not sited within a conservation area
- 5.2 Blythwood Road is predominantly characterised by two rows of traditional terraced three storey properties. A more modern property has been added to the eastern end of the terrace opposite the application site. There is also a large four storey apartment block to the south of the site. A previous Planning Inspector for application P120768 (4th March 2013) described the street scene as varied in terms of character and appearance.

6.0 PROPOSAL (in Detail)

- 6.1 The application proposes the demolition of the existing two storey building and the erection of a 5 storey building containing 9 (2 x 3 bed, 6 x 2 bed and 1 x 1 bed) flats, reaching a height of 13.7m.
- 6.2 The contemporary designed building would be located centrally within the site, with the bin area and cycle storage area adjacent to the existing garage on the eastern side of the site
- 6.3 The site is subject to a number of extant planning permissions for the residential development on the site. With the exception of the financial viability assessment, the current scheme is identical in all respects to the previous scheme at the site granted planning permission in June 2015 under ref. P2014/5121/FUL.

7.0 RELEVANT HISTORY:

Planning applications

- 7.1 **P2014/5121/FUL** - Demolition of the existing building and erection of a building containing 9 apartments with associated access, refuse and cycle storage - **Granted Permission** (08/06/15).
- 7.2 **P090131** - The construction of a three storey residential block in the side garden of 15 Blythwood Road to provide five residential units (one x 3 bedroom, two x 2 bedroom, two x 1 bedroom); demolition of conservatory of 15 Blythwood Road; communal and private gardens and landscaping. This application has been amended further in regard to landscaping and design – **Granted Permission** (26/03/2012).
- 7.3 **P100139** - Conversion of the existing house into 2 self-contained units. One 3 bedroom family unit with private garden on the ground floor and one 1 bedroom flat on the first floor. Erection of roof terrace, demolition of both the existing side extension and the free standing brick garage - **Appeal Withdrawn** (08/09/2010).

- 7.4 **P102526** - Proposed demolition of existing building and construction of new building of four storeys to provide four residential units. **Appeal Allowed** (12/01/2011).
- 7.5 **P120768** - Proposed demolition of existing building and erection of a 5 storey building to accommodate 4 x 2 bedroom, 3 x 3 bedroom flats, 2 x1 bedroom with associated landscaping, boundary treatments and roof terraces - **Appeal Allowed** (04/03/2013).
- 7.6 **P2013/1879/S73** - Application to vary condition 2 (Development in accordance with approved plans) of planning permission ref: P120768 for 'Proposed demolition of existing building and erection of a 5 storey building to accommodate 4 x 2 bedroom, 3 x 3 bedroom flats, 2 x1 bedroom with associated landscaping, boundary treatments and roof terraces.' - **Appeal Allowed** (07/02/2014).

Enforcement

- 7.7 None relevant

Pre-application advice

- 7.8. None.

8.0 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 15 adjacent properties on 13 July 2015. The consultation period expired on 03 August 2015. However, it is the Councils policy to accept representations up until the date of determination.
- 8.2 At the time of writing this report 1 objection 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):
- Increase of density of site (para 10.25)
 - The development would place strain on parking demand on this road (para 10.23)
 - Loss of privacy (para 10.20)
 - Appearance of building visually out of keeping with the rest of the street (para 10.18)

External Consultees

- 8.4 None.

Internal Consultees

- 8.5 **Planning Policy (s106) Officer** – initially raised concerns regarding the sales values adopted for the appraisal. However, in all other aspects agreed with the

appraisal as prepared by the Council's Appointed Independent Viability Consultant in December 2015.

- 8.6 Following extensive testing and further review the Planning Policy (s106) Officer is satisfied that the contribution of £86 000 is the maximum possible.
- 8.7 **Tree Officer** - This application has limited additional impact on the existing trees on Parkland Walk in comparison to the previously permitted schemes. There is an impact to the trees but it is broadly acceptable if these impacts can be controlled subject to a condition to secure a measure of control over tree pruning.
- 8.8 **The Inclusive Design Officer** – The new housing should be conditioned to meet Category 2 of the new National Housing Standard. However, details of a safe drop of point and storage and charging facilities for mobility scooters, as required by Development Management Policy DM2.2 have not been submitted.

9 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals. The National Planning Practice Guidance 2014 document provides further guidance in this respect.

Development Plan

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

Designations

- 9.3 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:

- Adjacent to Metropolitan Open Space

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

- 10.1 With the exception of the affordable housing contribution, the proposal remains unchanged from the previously approved, and extant scheme at the site (ref:

P2014/5121/FUL). Therefore the contemporary design of the scheme, the number of units, the quality of accommodation, transport issues, impact upon residential amenity and landscaping and tree issues have all previously been assessed and considered acceptable. As such, a brief assessment of these elements is set out below.

- 10.2 The main issues arising from the current proposal that require detailed assessment are the new affordable housing financial viability, and due to updates in planning policy the accessibility of the units and the sustainability of the development.

Affordable Housing

- 10.3 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.
- 10.4 In this instance, given that two units exist on site the policy requirement is for a contribution of £350,000. The applicants had previously agreed to pay this figure under the previous approval (application ref. P2014/5121/FUL) without a financial viability assessment having been submitted. However, under the current application the applicant has submitted a financial viability assessment of the proposal, which seeks to demonstrate that an off-site affordable housing contribution is not financially viable.
- 10.5 The Council’s Appointed Independent Viability Consultant reviewed the applicant’s submission and provided a report dated December 2015. This report took into account the land value from the extant permission (£1,316,347) appraisal and showed a surplus of £76, 956, based on this land value and a 20% profit level of GDV. It was therefore demonstrated that the scheme could only support a contribution of £76, 956.
- 10.6 The applicant contested this figure relying on their originally submitted viability assessment and asserted that their appraisal found the scheme not to be viable. However, the applicant stated that they were willing to make this contribution.
- 10.7 Further to the Council’s Appointed Independent Viability Consultant’s assessment the Council’s Planning Policy (s106) Officer raised concern regarding the sales values adopted for the appraisal. The Policy Officer did however, agree with the appraisal (December 2015) in all other aspects. To ascertain that the affordable housing contribution was the maximum reasonable amount, the Planning Policy Officer reviewed further up to date comparables, as well as those detailed in the applicant’s viability assessment, and tested different inputs into the viability

assessment model to ascertain whether a revision of sales values would make a difference that would necessitate rerunning the appraisal.

- 10.8 The Council's Appointed Independent Viability Consultant made a further assessment of the relevant comparable values provided by the Planning Policy Officer and added further comparables from their own research. The appointed viability consultant concurred that sales values were increasing and are likely to be higher than in the December 2015 report. The Independent Viability Consultant stated that while it was difficult to obtain truly comparable properties to the subject site it was felt that those identified provided a good comparable to the scheme and adjusting to account for difference in the quality of location were within a reasonable distance. Based on all of the different comparables examined, the Council's Appointed Independent Viability Consultant considered that an average sale value of £770 per sqft is fair and reasonable assumption.
- 10.9 The Council's Appointed Independent Viability Consultant concluded that the proposed scheme could support an affordable housing small site contribution of £86,000. After extensive reviewing and testing the Planning Policy Officer is satisfied that the Council are obtaining the maximum possible contributions.
- 10.10 To ensure that the scheme would continue to be deliverable, in accordance with the NPPF, the applicant has signed a Statutory Declaration in which they declare that the financial viability information contained in the document produced by the Council's Appointed Independent Viability Consultant is a true and fair reflection of the viability of the proposal and that the proposal is fully capable of being delivered as at the date of the declaration. The contribution of £86 000 will be secured by a Unilateral Undertaking, which at the time of writing the report engrossed copies of the legal agreement had been send out to the applicant.

Sustainability

- 10.11 The Code for Sustainable Homes: technical guidance was withdrawn in April 2015. The Council can therefore no longer insist that developers meet the requirements of Code for Sustainable Homes.
- 10.12 To ensure that the development would be sustainable, in accordance with Development Management Policy DM7.4 a condition is recommended 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 25% reduction in Regulated CO2 emissions when compared with a building compliant with Part L of the Building Regulations 2010, and not exceed water use targets of 95L/person/day.
- 10.13 A contribution of £1000 per unit towards carbon offsetting would be secured through a legal agreement.

Inclusive Design

- 10.14 A result of the changes introduced in the Deregulation Bill (Royal Assent 26th March 2015), Islington is no longer able to insist that developers meet its own SPD

standards for accessible housing, therefore we can no longer apply our flexible housing standards nor local wheelchair housing standards.

- 10.15 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements. If they are not conditioned, Building Control will only enforce Category 1 standards which are far inferior to anything applied in Islington for 25 years.
- 10.16 Planners are only permitted to require (by condition) that housing be built to Category 2 and or 3 if they can evidence a local need for such housing i.e. housing that is accessible and adaptable. The GLA by way of Minor Alterations to the London Plan 2015, has reframed LPP 3.8 Housing Choice to require that 90% of new housing be built to Category 2 and 10% to Category 3 and has produced evidence of that need across London. In this regard, as part of this assessment, these emerging revised London Plan policies are given weight and inform the approach below.
- 10.17 To reflect the changes to policy and ensure an acceptable level of accessibility is maintained in the proposal a condition (14) has been added requiring all of the new housing to be design and built to Category 2 of the new National Housing Standard. Furthermore, while a safe drop off point and storage and charging facilities for mobility scooters have not been submitted, a condition (no. 15) requires details of this to be submitted to and approved in writing by the Local Planning Authority.

Design

- 10.18 The proposal would involve the demolition of an existing building at the site and the erection of a five storey building (with a recessed top floor) with associated access, refuse and cycle storage. The design of the proposal has previously been considered to be acceptable under application ref. P2014/5121/FUL which was granted planning permission in June 2015. There have been no material changes to the surrounding context, relevant planning policy or design guidance that would result in the scheme now being considered unacceptable. As such, the proposed scale, mass and design of the proposal is considered to be acceptable and would not detract from the character of the area.

Quality of Residential Accommodation

- 10.19 In terms of the quality of the proposed residential accommodation, the internal floor space, aspect, outlook and amenity space provision for each of the units remains the same as the previously approved scheme. As such, the proposal would continue to provide an acceptable quality of accommodation for future occupiers.

Amenity of neighbouring properties

- 10.20 In terms of neighbour amenity, the proposal is unchanged in terms of its scale, location, design, fenestration details and balconies from the previously approved scheme. As there are no proposed amendments to the proposal from the previously approved scheme and there are no significant changes to the surrounding context, the proposal is still considered to be acceptable.

Landscaping and impact on trees

- 10.21 The layout of the amenity area remains unchanged from the previously approved application and condition 4 requires the submission of landscaping details prior to the commencement of development.
- 10.22 With regard to the trees and Metropolitan Open Space to the rear of the site, the Council's Tree Officer has stated that subject to a condition (no. 8) requiring details of tree pruning to be submitted, no objections are raised.

Transport and Highways

- 10.23 Policy CS 10 requires all new developments to be car-free. As such a condition (no. 6) is recommended preventing residents from obtaining further on street parking permits unless they have already held a permit for in excess of one year.
- 10.24 The proposal would provide cycle and refuse stores on the east side of the site. The cycle store would provide an acceptable number of cycle spaces and the refuse store is considered to be sufficient. There are no proposed amendments to the previously approved details of the cycle and refuse stores.

Other

- 10.25 An objection has been received raising concern regarding an increase in density at the site. This was assessed under the previous application and there would be no change to the density figures as a result of this application. As such, the density is considered to be acceptable.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed demolition of an existing two storey property and the erection of a five storey apartment building consisting of 9 residential units, with associated access, refuse, cycle storage and landscaping, is acceptable in land use terms; would have an acceptable impact upon the character and appearance of the street scene and will not have a detrimental impact upon the amenities of neighbouring properties.
- 11.2 Following an extensive assessment and further testing of the submitted financial viability information by the Council's Appointed Independent Viability Consultant and the Council's Planning Policy (s106) Officer, it is considered that a contribution of £86 000 is the maximum viable amount.
- 11.3 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies, and the National Planning Policy Framework and is recommended for approval subject to appropriate conditions.

Conclusion

- 11.4 It is recommended that planning permission be granted subject to a s106 agreement and conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the completion of a section 106 agreement to secure

- A financial contribution of £86,000 towards the provision of offsite affordable housing.
- A financial contribution of £9000 towards CO2 off setting.

RECOMMENDATION B

That the grant of planning permission be subject to conditions:

List of Conditions:

1	Commencement (Compliance)
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list (Compliance)
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Planning, Design & Access statement (WS Planning & Architecture June 2015), Arboricultural and Planning Integration Report (GHA Arboricultural Consultancy February 2015), BLR DEV4-001, BLR DEV4-11-001, BLR DEV4-11-002, BLR DEV4-11-003, BLR DEV4-11-004, BLR DEV4-20-002, BLR DEV4-10-002, BLR DEV4-10-003, BLR DEV4-10-004, BLR DEV4-10-005, BLR DEV4-10-006, BLR DEV4-10-007, BLR DEV4-10-010, BLR DEV4-10-0022.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials (Details)
	<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> <ul style="list-style-type: none">a) solid brickwork (including brick panels and mortar courses)b) render (including colour, texture and method of application);c) window treatment (including sections and reveals);d) roofing materials;

	<p>e) balustrading treatment (including sections);</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	Landscaping (Details)
	<p>CONDITION: No development shall take place until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall include the following details:</p> <p>a) an updated Access Statement detailing routes through the landscape and the facilities it provides;</p> <p>b) Details of how the landscaping scheme maximises biodiversity;</p> <p>c) Details of soft landscaping, including grassed areas, shrub and herbaceous planting as well as the location, species and size of proposed trees;</p> <p>d) A topographical survey and details of proposed earthworks, ground levels and drainage;</p> <p>e) Details of hard landscaping, including surface finishes;</p> <p>f) Details of means of enclosure, within and around the site, both constructed and planted; and,</p> <p>g) Details of any other landscaping features forming part of the scheme.</p> <p>All landscaping shall be carried out in accordance with the approved scheme in the first planting season following first occupation of the first of the residential units hereby approved. The soft landscaping and tree planting shall be subject to maintenance for a minimum period of two years following planting. Any tree or soft landscaping planted as part of the approved scheme which is removed, dies, becomes severely damaged or diseased within two years of the completion of the development shall be replaced with the same species or an alternative approved in writing by the local planning authority within the next planting season.</p> <p>REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
5	Cycle parking (Details)
	<p>CONDITION: Prior to the first occupation of any of the dwellings hereby permitted at least sixteen secure bicycle storage spaces shall be provided within the site. These spaces shall be used solely for the benefit of the occupants of the development and their visitors and for no other purpose and shall be permanently retained as such thereafter.</p> <p>Reason: To ensure adequate cycle parking is available and easily accessible on site and promote sustainable modes of transport.</p>
6	Car Free Housing (Compliance)

	<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> <ol style="list-style-type: none"> 1) In the case of disabled persons 2) In the case of units designated in this planning permission as 'non car free';or 3) In the case of the resident who is an existing holder of residents parking permit issued by the London Borough of Islington and has held the permit for a period of at least a year. <p>REASON: To ensure that the development remains car free.</p>
7	<p>Construction Method Statement (Details)</p>
	<p>CONDITON: No development (including demolition works) shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities vi. measures to control the emission of dust and dirt during construction vii. a scheme for recycling/disposing of waste resulting from demolition and construction works viii mitigation measures of controlling noise from construction machinery during business hours <p>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: To ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation.</p>
8	<p>Tree Pruning (Compliance / Details)</p>
	<p>CONDITION: Notwithstanding any other plans or documents hereby approved no pruning of trees beyond the boundary of the site (including branches or roots) are permitted without obtaining written approval of the Local Planning Authority.</p> <p>Where any tree pruning is required, prior to any pruning works being carried out full details of the proposed works shall be submitted to and approved in writing by the Local Planning Authority. The tree pruning shall be strictly carried out in accordance with the details so approved and no change shall take place without prior written approval of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not prejudice the life, health and stability of trees to be retained adjacent to the site.</p>

9	Obscure glazing (Compliance)
	<p>CONDITION: All windows shown on the plans hereby approved as being angled or obscurely glazed shall be provided as such prior to the first occupation of the development.</p> <p>All obscurely glazed windows shall be fixed shut, unless revised plans are submitted to and approved in writing by the Local Planning Authority which confirm that those windows could open to a degree, which would not result in undue overlooking of neighbouring habitable room windows.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows.</p>
10	A Sustainable Design and Construction Statement (Details)
	<p>CONDITION: A Sustainable Design and Construction Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. 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 110L/person/day.</p> <p>REASON: To ensure a sustainable standard of design interest of addressing climate change and to secure sustainable development.</p>
11	Construction Environmental Management Plan (Details)
	<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>
12	Accessibility (Compliance)
	<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>
13	Inclusive Design (Details)
	<p>CONDITION: Prior to the commencement of development on site details of a safe drop off point and storage and charging facilities for mobility scooters shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and 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>INFORMATIVE: 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 accordance with the requirements of the NPPF.</p>
2	CIL
	<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 London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and 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 payable on commencement of the development.</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 and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>
3	Car Free
	<p>INFORMATIVE: All new developments are car free. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</p>
4	Section 106 Agreement
	<p>INFORMATIVE: 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>
5	Definitions
	<p>INFORMATIVE: (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>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

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. The National Planning Practice Guidance 2014 is material consideration in the assessment of and has been taken into account as part of the assessment of these proposals.

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

7 London's living places and spaces
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy
Policy CS8 (Enhancing Islington's Character)

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

C) Development Management Policies June 2013

Design and Heritage	Transport
DM2.1 Design	DM8.4 Walking & Cycling
DM2.2 Inclusive Design	DM8.6 Delivery & Servicing
DM3.1 Housing Mix	
DM3.4 Housing Standards	
DM3.5 Private Amenity Space	

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:

Islington Local Plan

Adjacent to Metropolitan Open Land

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design

Urban Design Guide

Accessibility SPD

London Plan

Accessible London: Achieving and

Inclusive Environment

Planning for Equality and Diversity in
London