

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:	12 April 2016	NON-EXEMPT

Application number	P2016/0128/FUL
Application type	Full Planning Application
Ward	Hillrise Ward
Listed building	Not Listed
Conservation area	Whitehall Park Conservation Area
Development Plan Context	N/A
Licensing Implications	None
Site Address	32 Fitzwarren Gardens, London, N19 3TP
Proposal	Partial demolition of roof and creation of new hipped roof with 2no. rear dormer windows, obscurely glazed rear terrace to create new loft floor (comprising bedroom and bathroom and small terrace) and new roof light on flank elevation facing No 34. Partial demolition of garage and erection of single storey extension over remainder; partial over cladding with facing brickwork; creation of new front porch and internal reconfiguration of the existing single family dwelling house.

Case Officer	Daniel Power
Applicant	Mr Graham Ling
Agent	Mr Graham Ling

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: Front of the Site



Image 2: Aerial Photo of the Rear of the Site

4. SUMMARY

- 4.1 Planning permission is sought for the part demolition of the roof to create a new loft floor (comprising bedroom and bathroom extension & small terrace) within a hipped roof, insertion of 2 rear dormer windows and a roof light on the flank elevation facing No 34; part demolition of garage and erection of a two storey side extension; partial over cladding with facing brickwork of property; erection of front porch and the retention of a single storey rear extension.
- 4.2 The proposed extensions and alterations to the building will neither harm the character or appearance of the building nor the wider street scene or the Whitehall Park Conservation Area. Given the size of the proposal it will not materially affect the amenity of adjacent residents by virtue of loss of day/sunlight, sense of enclosure, overbearing/dominant or overlooking.
- 4.3 The application is brought to committee because of the level of objections received. It is recommended that planning permission be granted subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site consists of a two storey detached dwelling and as a result of the sloping site the rear of the existing dwelling has a lower ground floor level opening onto the rear garden. The original dwelling has been altered and extended and includes a single storey, flat roof side garage with a two storey element to the rear of this. A lawful development certificate (proposed) was issued in 2013 that confirms that a single storey flat roof extension to the rear was permitted development. This was commenced but was not completed in accordance with the approved plans, with the resultant rear extension being built in accordance with the plans forming part of this application. The existing dwelling has a hipped roof with red brick elevations and tile hanging at first floor level facing onto Fitzwarren Gardens.
- 5.2 The property is not listed but is located within the Whitehall Park Conservation Area. The property is located on the south side of Fitzwarren Gardens, close to where the road curves to the north. This part of the conservation area slopes down from its highest point in the north towards the south, with the properties to the rear of the site,

which front onto Whitehall Park, are set at a significantly lower level than the application site.

- 5.3 The three trees sited along the rear boundary of the site are protected by a Tree Protection Order (TPO).
- 5.4. The existing property at the site is of a much more recent construction than the predominant property type within this part of the conservation area and has a typical mid-20th century design and construction. The Whitehall Park Conservation Area is characterised by medium to large scale semi-detached and detached houses, with those along Fitzwarren Gardens comprising good examples of high quality 1920's semi-detached family dwellings.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for part demolition of the existing roof to create a new loft floor which would include a rear roof terrace. The new roof would be hipped with the addition of two rear dormer windows and roof light on the flank elevation facing No. 34. The application also proposes the part demolition of a side garage and the erection of a two storey, flat roof side extension; partial over cladding of the building with facing brickwork; a new front porch and the retention of a single storey rear extension.
- 6.2 The proposed two-storey side extension, following the partial demolition of the existing garage would measure 2.1 metres in width, 6 metres in depth and 5.5 metres in height to the front and 8 metres to the rear elevation with a flat roof. The proposed extension will be set back 0.6 metres from the front of the existing dwelling.
- 6.3 The single storey rear extension measures 2.4 metres in depth, 10.9 metres in width and 3.4 metres in height to the top of the parapet roof.
- 6.4 It is proposed that the existing roof will be removed at the rear and replaced with two dormer windows with a recessed rear terrace set between these. The terrace will include a 0.45 metre high obscurely glazed privacy screen which will be located on top of the existing parapet. It is also proposed that a new conservation style roof light will be installed on the flank elevation of the roof facing No. 34 Fitzwarren Gardens.
- 6.5 The proposed front porch will measure 0.4 metres in depth, 2.45 metres in width and 2.9 metres in height with a sloping roof. In addition, the roof of the existing single storey rear extension will be replaced with a new green roof.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P2015/3741/FUL** - Partial demolition of roof and creation of new hipped roof with 2no. rear dormer windows, obscurely glazed rear terrace to create new loft floor (comprising bedroom and bathroom and small terrace) and new roof light on flank elevation facing No 34. Insertion of Partial demolition of garage and erection of single storey extension over remainder; partial over cladding with facing brickwork; creation of new front porch and internal reconfiguration of house. **Withdrawn.**

P2014/4487/FUL - Part demolition of garage to create bike store and erection of a two storey infill extension at first and second floor level, balcony/Terrace at ground and second floor level; replacement of hipped roof with flat roof to facilitate a new second

floor (comprising bedroom and bathroom extension); partial over-cladding of masonry with terracotta insulating render; together with alterations to front hard standing to retain an on plot car parking space as well as associated landscaping and internal reconfiguration of two storey detached dwelling. **Refused Permission** (16/12/2015).

Reason for Refusal: The proposed development, by virtue of its inappropriate design, scale, bulk, increased massing, fenestration pattern and inappropriate materials would fail to preserve or enhance the character and appearance of the Whitehall Park Conservation Area. The proposed development is considered to form an overdominant and discordant feature when viewed from the public realm and wider Conservation Area setting. As such the proposed development is considered to be contrary to section 12 of the National Planning Policy Framework 2012, policy 7.8 of the London Plan 2011, policies CS8 and CS9 of Islington's Core Strategy 2011, policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013, guidance contained within the Conservation Area Design Guidelines 2002 and Islington Urban Design Guide 2006.

The application was dismissed at appeal on 07/05/2015.

P2014/2371/FUL - Demolition of garage projection to form bike store and two storey infill of re-intrant corner (first and additional second floor level) as part of proposed extension including replacement of hipped roof with flat roof to facilitate a new second floor (comprising bedroom and bathroom extension); partial over-cladding of masonry with insulating render; roof terrace at ground floor and narrow balcony at rear second floor level; together with alterations to front hard standing to retain an on plot car parking space as well as associated landscaping. (Please note some proposed plans located within Design & Access Statement uploaded 23/07/14). **Withdrawn**.

P2013/0652/COL - Certificate of lawfulness for a proposed single storey rear extension – **Certificate Granted** (04/04/2013)

P2013/0487/FUL - Erection of a glazed rear extension, roof extension incorporating glazed atrium to front and rear, and rear balcony, a first floor front/side extension, alterations to elevations, replacement boundary wall, alterations to hardstanding and erection of bin store and shed to side elevation – **Refused Permission** (16/04/2013)

Reason for Refusal: The proposal, by virtue of its design, excessive scale, increased massing and inappropriate materials would fail to preserve or enhance the character and appearance of the Whitehall Park Conservation Area which fails to accord with policy 12 of the National Planning Policy Framework 2012, policy 7.8 of the London Plan 2011, policy CS9 of Islington's Core Strategy 2011 and policy DM3 (Heritage) of Islington's Emerging Development Management Policies (June 2012 submission), policies D3, D4, D11 and D24 of the Unitary Development Plan (2002) and guidance contained within the Conservation Area Design Guidelines 2002 and Islington Urban Design Guide 2006.

P051872 - Erection of a glazed rear extension, loft conversion incorporating glazed atrium to front and full width rear extension to rear balcony – **Granted Conditional Permission** (17/11/2005).

ENFORCEMENT:

7.2 None

PRE-APPLICATION ADVICE:

7.3 None

8. CONSULTATION

Public Consultation

8.1 Letters were sent to 16 occupants of adjoining and nearby properties at Fitzwarren Gardens and Whitehall Park on the 29 January 2016. A site notice was placed outside the site and the application was advertised in the Islington Gazette on 4 February 2016. Therefore the public consultation expired on 25 February 2016 however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of the writing of this report three 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):

- Concerns about the new French doors leading onto the terrace on the roof of the rear extension and the principle of a terrace in terms of overlooking, noise and disturbance, impact on privacy and amenity of neighbouring occupiers (10.15-10.16)
- Concerns over the increase in the loft floor windows, which has the effect of significantly altering the roofline and increasing both the size of the building and the sense of overlook to the neighbouring properties
- Single storey rear extension was not built according to plan (10.7)
- Scale and massing of the proposal and its impacts on the character and appearance of the Whitehall Park Conservation Area (10.4-10.14)
- Protected trees along the boundary with neighbouring properties requires adequate protection (10.21)

Internal Consultees

8.4 **Design and Conservation Officer:** Raise no objection to the development following the amendments

8.5 **Trees and Landscaping:** Raise no objections subject to condition.

External Consultees

8.5 None

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 (NPPF) 2012 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals. Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, The 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

- 9.3 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:
- Whitehall Park Conservation Area
 - Article 4.2 Area

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 The main issues arising from this proposal relate to:

- Land Use
- Design and Conservation
- Amenity
- Sustainability
- Other matters

Land Use

- 10.2 The application site is currently a single family dwelling house, this application seeks to extend and alter the existing building. As such, the use of the building would remain the same and therefore the principle of extensions and alterations to an existing dwelling is acceptable, subject to design and impact on neighbouring amenity.

Design and Conservation

- 10.3 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, policy DM2.1 of Islington's adopted Development Management Policies requires all forms of development to be high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics. It is also considered that policy DM2.3 is important in this application to ensure all development continues to preserve and enhance the character and appearance of the conservation area.
- 10.4 The application site is located in the Whitehall Park Conservation Area. The site itself is much more recent construction than the predominant property type within this part of the conservation area and has a typical mid-20th century design and construction. Whilst the site is not of the same high quality design as other detached and semi-detached dwellings which form part of the character within this part of the conservation area, it is important to ensure that any new development continues to preserve and enhance the character and appearance of the conservation area and should ensure that these works would not be visible from the street scene.

- 10.5 With reference to roof extensions, the Conservation Area Design Guidelines for Whitehall Park (2002) states in paragraph 7.17 that “*roof lights will only be allowed where they are not visible from the street.*” Paragraph 7.22 of the same guidance also notes that whilst side extensions will normally be resisted, “*where new existing side extensions are to be rebuilt or new extensions are proposed, they should have a flat or low pitch roof hidden behind a front and side parapet. The design must be sympathetic and use matching materials, such as stock brick, timber windows and timber doors, to the main house.*”
- 10.6 The proposed two storey side extension will be set back from the front building line of the existing property by 0.6 metres and will project along the north side of the property. Planning permission was granted in September 2015 on the land adjacent to the site in the rear of 55 Whitehall Park and immediately adjacent to the application site for a new three storey single family dwelling house. This new dwelling is of a contemporary design with a flat roof and the proposed side extension will have a flat roof which will replicate the style of the new dwelling. Whilst this new dwelling has not yet been constructed, the principle of a contemporary design has been considered acceptable in this location. Therefore it is considered that the proposed side extension would be in keeping with the surrounding context and the Council’s Design and Conservation Officer raised no objection to this aspect of the scheme. Furthermore, the extension will appear subservient to the main dwelling and has been sensitively designed with materials to match the existing building. It is therefore considered that given the size and siting of the extension and having special regard to the impact on the Conservation Area, it would not create an overly dominant feature within the street scene.
- 10.7 The rear extension which is currently under construction is higher than the plans submitted under the Lawful Development Certificate which was approved in 2013. This application seeks to regularise and obtain planning permission for the larger rear extension as proposed within these submitted plans. The Certificate was issued based on a 3 metre high extension while this application proposes an extension of 3.4 metres in height and a green roof. Given the small increase in height in comparison to what would be permitted development and its design and form it is considered to be a subservient addition to the main property and is in keeping with the character and appearance of the property and wider locality.
- 10.8 The Islington Urban Design Guide (IUDG) (paragraph 2.4.3) states that:
- “Dormer windows are typically incorporated within pitched roofs and mansard roofs. They generally should be designed so they do not draw the eye. Dormer windows usually work best where they are no wider overall than the windows in the façade, especially where they line up with the windows below.”*
- The IUDG also explains that roof lights in conservation areas will only be acceptable where they do not crowd the roof and should be limited to one or two per roof slope. In addition, side extensions along the street frontage are normally only permitted where they do not undermine the overall rhythm of the street frontage or dominate the existing building.
- 10.9 With regards to the roof extension the two proposed dormer windows will sit comfortably within the existing roof and will not create overly dominant features. The height of the building will not be increased as a result of the proposed roof extension and the proposal will therefore not obscure views through the site or impact on the character of the area. It is proposed that the glazing will replicate the windows below although with two paned glass instead of the three panes used at the lower levels. In

addition, a light weight, obscurely glazed privacy screen will be located above the existing parapet measuring no more than 0.45 metres in height from the top of the parapet and will create a recessed roof terrace. Given the light weight nature of the roof materials it is not considered to be overly dominant or visually obtrusive within the existing roof scape. It is noted that the neighbouring property at No 30 Fitzwarren Gardens has a recessed terraced with balustrade and in this context the proposed roof terrace is considered to be acceptable.

- 10.10 It is also proposed that a new roof light will be installed on the flank elevation facing the new dwelling at No 34 Fitzwarren Gardens. Given the position of the dwelling at the bend in the road it is considered that the proposed roof light will not be visible from the street scene and will therefore not cause harm to the character and appearance of the conservation area.
- 10.11 The application also proposes a front porch which would have a sloping pitched roof and a traditional door flanked by small windows on either side. The porch design is considered to be acceptable by the Council's Design and Conservation Officer and is considered to be more in keeping with and having special regard to the character and appearance of the conservation area. It should be noted that as the property is located in an Article 4.2 Area it is only the windows to the front that require planning permission, whereas the alterations to the rear fenestration can be carried out under permitted development. That being said, it is proposed that the new windows on the ground and first floor levels will be obscurely glazed and no objection is raised in terms of design.
- 10.12 The proposed over-cladding consists of the removal of the tile hanging on the front elevation and replacement with facing brickwork to match the existing property, which is considered to be acceptable.
- 10.13 It should be noted that the proposal has been significantly changed and scaled back since the previous application P2014/4487/FUL was refused and subsequently dismissed at appeal. The previous application proposed a very modern redesign of the property with projecting front bay windows, large amounts of glazing, timber panels and white render. The side extension was not subordinate to the dwelling and there was no front porch. Furthermore, the roof extension was cantilevered with large amounts of glazing on all elevations and a full width balcony. It is considered that the current scheme is more traditional in terms of its design and is also more respectful to the character and appearance of the conservation area.
- 10.14 Having special regard to the Conservation Area the proposal is considered to be acceptable in design terms.

Neighbouring Amenity

- 10.15 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy, safety and an increased sense of enclosure. A development's likely impact in terms of light pollution, safety, security, noise and disturbance is also assessed. London Plan Policies 7.14 and 7.15 as well as Development Management Policies DM 2.1 and DM6.1 require all developments to be safe and inclusive and maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.16 The proposed development involves the creation of two rear dormer windows with a roof terrace set between them. The proposed roof terrace includes 0.45 metre high obscurely glazed balustrade which will be located on top of the parapet roof and

ensure there are no views from the terrace below a height of 1.35 metres; this is also intended to raise the eyeline. It is also noted that there are substantial differences in levels between the application site and the properties to the rear in Whitehall Park which are located at a much lower level. In addition, these properties in Whitehall Park benefit from substantial rear gardens and there will be a separation distance of 24 metres between the proposed roof terrace and the existing neighbouring conservatory at No 55 Whitehall Park. Given the distances between the two properties, it is not considered that the proposed roof terrace will result in loss of privacy, or overlooking to the occupiers of the neighbouring residential properties.

- 10.17 The single storey rear extension is considered to be a subservient addition and given its size and siting as well as its relationship to the neighbouring properties would not have an overbearing impact on neighbouring amenity. It is proposed that a new green roof would be installed on top of this extension. As details of the green roof have not been provided at the application stage, a condition has been attached to ensure the details are submitted prior to the commencement of any superstructure works. Objections have been received in relation to this area being used as a terrace or balcony. The recommended green roof condition specifies that the green roof cannot be used as an outdoor terrace or for amenity space and can only be accessed for maintenance purposes. This will alleviate the neighbour's concerns regarding loss of privacy and overlooking, as well as noise and disturbance from the roof terrace of the rear extension.
- 10.18 With regards to the windows on the side elevation facing the new dwelling at No 34 Fitzwarren Gardens, it is noted that this new dwelling does not have any windows on the flank elevation facing the application site and it is therefore considered that the inclusion of windows on the flank elevation will not prejudice the residential amenity of future neighbouring occupiers.
- 10.19 The proposal is not considered to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

Sustainability

- 10.20 The proposal will not result in the significant loss of the garden area and the inclusion of a green roof on the roof of the existing single storey rear extension is welcomed.

Other Matters

- 10.21 Concern has been raised by neighbouring properties regarding the loss of protected trees. The majority of the proposed extensions and alterations to the property will take place either on the existing building (roof extension) or following the demolition of an existing structure on site (the garage). The footprint of the rear extension has previously been approved as part of a Lawful Development Certificate. Notwithstanding this, the plans have been reviewed by the Council's Tree Preservation Officer who, subject to a condition relating to appropriate working methods and tree protection, raised no objection to the scheme.
- 10.22 Representations have been received regarding the accuracy of the plans. The Council accepts plans on the basis that they give an accurate representation of the site. It is considered that the drawings submitted provide sufficient information to determine the application.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed loft extension, two storey side extension, single storey rear extension and new front porch are considered to be acceptable with regards to the design, neighbour amenity and sustainability.
- 11.2 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions

1	Commencement
	<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
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and Access Statement, G740/EX Site, G740/EX000, G740/EX001, G740/EX002, G740/EX003, G740/EX004, G740/EX101 B, G740/EX201, G740/EX202, G740/EX203, G740/EX204, G740/PA000 A, G740/PA001 A, G740/PA002 B, G740/PA003 A, G740/PA004 B, G740/PA005 B, G740/PA101 B, G740/PA201 A, G740/PA202 B, G740/PA203 B, G740/PA204 B, G740/PA205.</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
	<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	Green/Brown Biodiversity Roofs (Details):
	<p>CONDITION: Details of the biodiversity (green/brown) roof(s) 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> <ul style="list-style-type: none">a) biodiversity based with extensive substrate base (depth 80-150mm);b) laid out in accordance with plan G740/PA002 B hereby approved; andc) 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>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential</p>

	<p>maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
5	Arboricultural Method Statement and Protective Fencing
	<p>CONDITION: Prior to the commencement of the development hereby approved (including all preparatory work), details of a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction shall be submitted to and approved in writing by the local planning authority.</p> <p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2011, policies: CS7, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013.</p>
6	Privacy Screen
	<p>CONDITION: Prior to the first use of the roof terrace hereby approved, the rear privacy screen shall be installed and shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority.</p> <p>REASON: To protect the future amenity and privacy of residents.</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>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>

2	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>
3	Hours of Working
	<p>The applicant is advised that the accepted working hours for development within the borough are:</p> <p>8:00am-6:00pm on Mondays to Fridays, 9:00am-1:00pm on Saturdays and not at all on Sundays, Bank or Public Holidays.</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 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

3 London's people

7 London's living places and spaces
Policy 7.4 Local character
Policy 7.6 Architecture

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

DM2.1 Design

DM2.3 Heritage

Energy and Environmental Standards

DM 7.2 Energy efficiency and carbon reduction

DM7.4 Sustainable Design Standards

4. 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:

- Whitehall Park Conservation Area
- Article 4.2 Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

London Plan

Urban Design Guide (2006)

**Conservation Area Design Guidelines
(2002)**