



ISLINGTON

Summary of Islington's Planning Policies

Unitary Development Plan, June 2002

PLANNING SERVICE

Policy Team

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There are two parts to the UDP - Part One sets out the strategic goals and objectives of the plan, and Part Two contains more detailed policies for the Borough. To make the detailed policies in Part Two as clear as possible they have been grouped into chapters to reflect the categories in Part One. In addition, there is a chapter on the Clerkenwell/Smithfield area that provides specific local policies.

Part One - Aims and Objectives

The UDP reflects the Council's wider aims and objectives of creating a healthy, safe and enjoyable environment for residents, workers and visitors. The policies in this part of the UDP apply across the Borough and set the context for the Part Two policies. Policy ST1 sets out the overall vision of the UDP, which is expanded on in the strategic goals contained in policy ST3. These goals are further developed by the policies in the table below that identifies the policy reference and the relevant Chapter in Part Two of the UDP. Policy ST2 sets out the housing provision for the amount of new dwellings in Islington in the period up to 2011.

Policy Ref.	Summary of Aims	Part Two Ref.
ST4	Environment To provide an urban environment of the highest possible quality by encouraging sustainable forms of development and protecting places and buildings which have character and interest.	Chapter 3
ST5	Housing To provide homes at the right price, quantity and quality to meet local needs, including an adequate number of affordable homes.	Chapter 4
ST6	Economic Regeneration To encourage economic regeneration and a vibrant local economy, ensuring a mix and balance of uses that meets local and strategic needs.	Chapter 5
ST7	Sustainable Transport To reduce the amount of road traffic and its adverse effect on the environment and improve public transport, walking and cycling as alternative means of travel.	Chapter 6
ST8	Recreation and Leisure To provide good quality and safe facilities that are close to peoples homes.	Chapter 7
ST9	Shopping and Town Centres To maintain the vitality and viability of existing town centres and local centres to meet community needs.	Chapter 8
ST10	Education To support high quality educational services to meet current needs.	Chapter 9
ST11	Community Services To improve services and facilities for those who live, work or visit Islington.	Chapter 10
ST12	Visitors to Islington To encourage visitor accommodation in appropriate locations and maximise sustainable benefits to the local community.	Chapter 11
ST13	Design and Conservation To ensure that all new development is of the highest design standards and respects and improves the character and appearance of the Borough.	Chapter 12
ST14	Implementation To involve the local community and cooperate with other agencies and ensure that environmental and social benefits are achieved through new development.	Chapter 13

Part Two – Detailed Policies

This part of the UDP contains detailed policies on the topics covered in Part One. The majority of the policies will apply to development proposals across the Borough. However, a number of sections set out policies that are specific to areas or sites. Each of the UDP Chapters are set out below with brief summaries of the main policy areas and the relevant UDP references. The table highlights where further advice in the form of supplementary planning guidance (SPG) has been prepared on a particular topic.

Chapter 3: Environment

UDP Topic Area	Policy Ref.
<p><i>3.1 Sustainable Development</i></p> <p>To encourage sustainable forms of development that contributes to environmental quality. Environmental Impact Statements will be required from certain major development proposals. Other developments that are likely to have a significant impact are encouraged to submit a Sustainability Assessment to show how the impact of the proposal on environmental, social and economic considerations have been taken into account. The SPG on Sustainability Assessments provides more detail.</p>	Env1 to Env3
<p><i>3.2 Improving the Environment</i></p> <p>To improve the physical environment, including streets, estates and other public spaces. To protect trees, encourage the reuse of vacant or under used land and buildings, ensure that the design of the streetscape is to a high quality and that advertisements are only sited in suitable locations.</p>	Env 4 to Env11
<p><i>3.3 Safe and Accessible Environment</i></p> <p>Community safety will be enhanced by reducing the opportunity for crime by making security an integral part of any design proposal. Other design features of new developments, including outside environments and landscaping, should include accessibility for people with disabilities and small children and their carers.</p>	Env12 to Env15
<p><i>3.4 Noise, Nuisance and Pollution</i></p> <p>The environmental quality and amenity of an area is protected by preventing pollution, avoiding detrimental nuisance and treating contaminated land.</p>	Env16 to Env20
<p><i>3.5 Wildlife and Ecology</i></p> <p>Sites of nature conservation value are identified and these are accorded various levels of protection. Development proposals should enhance features and areas and should not have an adverse impact on protected or uncommon wildlife species.</p>	Env21 to Env29
<p><i>3.6 Energy Efficiency and Conservation</i></p> <p>Environmentally acceptable forms of energy, including renewables, are promoted along with energy efficient buildings and low energy transport modes, such as walking and cycling.</p>	Env30 to Env33

UDP Topic Area	Policy Ref.
<p><i>3.7 Sustainable Resource Management</i></p> <p>Recycling and waste reduction are encouraged and new development will be required to provide space for recycling facilities. Making use of groundwater, water reuse and water saving techniques are all promoted. Further advice is contained in the Use of Ground Water SPG.</p>	Env34 to Env39

Chapter 4: Housing

UDP Topic Area	Policy Ref.
<p><i>4.1 Housing Provision</i></p> <p>To accommodate Islington's share of the additional number of new dwellings required by strategic guidance up to 2016, whilst ensuring that the quality and amenity of the residential environment is maintained. Targets will be achieved by developing new housing, allowing changes of use to residential where appropriate, conversions and preventing the loss of existing units.</p>	H1 to H6
<p><i>4.2 Housing Standards, Form and Design</i></p> <p>Standards are set to ensure that new housing and conversions provide a good quality living environment, including type, size, layout, density and provision of garden space. Further detail is contained in the Planning Standards Guidelines SPG.</p>	H7 to H13
<p><i>4.3 Variety of Housing</i></p> <p>A range of housing should be provided for different household sizes, for those on low incomes and people with special needs. Affordable housing to meet local need will be sought on housing development proposals. All new and converted dwellings with ground floor or lift access will be built to lifetime homes standards. The Affordable Housing and the Lifetime Homes and Wheelchair Users Housing SPGs provide more detail.</p>	H14 to H23

Chapter 5: Economic Regeneration

UDP Topic Area	Policy Ref.
<p><i>5.1 Accommodation for Employment Activities</i></p> <p>A range of business and industrial accommodation is encouraged by promoting new development in appropriate locations, including as part of mixed use schemes, and preventing the loss of existing suitable sites and buildings. Criteria are set for changes from business use. Further detail is contained in the Business Use to Residential SPG.</p>	E1 to E11
<p><i>5.2 Sustainable Regeneration</i></p> <p>Priority areas for regeneration are identified where a partnership approach is promoted to assist business development, employment opportunities and attract investment. Low cost premises for small firms and business start-ups, live/work units and homeworking are also encouraged.</p>	E12 to E15

UDP Topic Area	Policy Ref.
<p><i>5.3 Employment Opportunities for Local Residents</i></p> <p>To improve job opportunities and training for local people provided by large employers as well as the provision of child care facilities. Employment patterns will be monitored, with particular regard to women, ethnic minorities and people with disabilities.</p>	E16 to E18

Chapter 6: Sustainable Transport

UDP Topic Area	Policy Ref.
<p><i>6.1 Traffic Reduction</i></p> <p>Targets and measures for traffic reduction, including congestion charging, reducing the need to travel, Green Travel Plans for employers and encouraging public transport, walking and cycling. The Green Travel Plans SPG provides further detail.</p>	T1 to T6
<p><i>6.2 Road Networks</i></p> <p>The road hierarchy comprises strategic, distributor and local routes. The road-user hierarchy gives priority to the needs of pedestrians, cyclists and public transport. Measures to calm and manage traffic to make the streets better and safer places to live are promoted.</p>	T7 to T15
<p><i>6.3 Freight</i></p> <p>Support for night-time and weekend lorry bans and local lorry controls.</p>	T16 to T17
<p><i>6.4 Parking and Restraint</i></p> <p>A restraint based approach is promoted to discourage the non-essential use of the private car and encourage trips to be made by walking, cycling and public transport. Parking reduction will be achieved through the use of a hierarchy of parking need, limiting off-street parking and promoting car-free development.</p>	T18 to T34
<p><i>6.5 Public Transport</i></p> <p>Encouragement and support for improvements to public transport including infrastructure projects, as a key component of sustainable transport and traffic reduction strategy.</p>	T35 to T43
<p><i>6.6 Pedestrians</i></p> <p>Targets to increase walking as a proportion of all journeys. Priority for pedestrian needs and creation of high quality walking environment that is safe, convenient and enjoyable for all, including those with mobility or sensory impairments.</p>	T44 to T49
<p><i>6.7 Cyclists</i></p> <p>To promote cycling and increase the number of journeys. Measures to increase cycle use include reducing traffic, redistribution of road space, implementation of cycle network, increasing safety, provision of cycle parking and traffic calming.</p>	T50 to T54
<p><i>6.8 Transport and New Development</i></p> <p>To assess the traffic generation of new development and the accessibility to public transport. To ensure that standards for parking, servicing and access are met.</p>	T55 to T56

Chapter 7: Recreation and Leisure

UDP Topic Area	Policy Ref.
<p><i>7.1 Recreation and Leisure Generally</i></p> <p>Supports the provision and improvement of facilities for recreation, leisure and culture, including dual use.</p>	R1
<p><i>7.2 Open Space Provision</i></p> <p>To increase the quantity and accessibility of a range of types of open space, and improve quality. Existing open spaces are protected and public access to private open space is promoted.</p>	R2 to R10
<p><i>7.3 Quality and Design of Open Spaces</i></p> <p>To ensure that design is of a high standard, accommodating a range of facilities that are safe and secure. The recreational use of Regent's Canal and the creation of allotments and community gardens are encouraged. There is a strong presumption against development in Metropolitan Open Land.</p>	R11 to R16
<p><i>7.4, 7.5 & 7.6 Indoor Facilities</i></p> <p>Additional facilities for sports, fitness and active leisure are generally supported and the dual use of existing school and estate facilities is encouraged. To encourage swimming pools to be kept up-to-date and used to provide opportunities for all. That libraries are accessible and developed with a wide range of up-to-date services.</p>	R17 to R20
<p><i>7.7 Arts and Entertainment</i></p> <p>The development of arts, cultural and entertainment facilities are encouraged and the loss of existing facilities will be resisted unless replaced with similar provision.</p>	R21 to R23

Chapter 8: Shopping and Town Centres

UDP Topic Area	Policy Ref.
<p><i>8.1 Town Centres</i></p> <p>New investment that enhances the quality and range of services within the Nag's Head and Angel Town Centres, which are the main focus for retail development, are encouraged. Retail use is protected in Core and Secondary Frontages with other uses limited. Policies promote better access for all and improvements to the environment. The specialist shopping character of Camden Passage is protected.</p>	S1 to S13
<p><i>8.2 Major Shopping Development</i></p> <p>Large retail developments should be located within the Town Centres. Major retail developments should be designed to reduce the need to travel and be accessible by public transport and all sections of the community. Appropriate community benefits will also be sought.</p>	S14 to S15

UDP Topic Area	Policy Ref.
<p><i>8.3 Local Shops</i></p> <p>The retail use of local parades and shops are protected through the designation of local shopping centres, local shops and the Archway district shopping centre to maintain a distribution of such facilities close to peoples homes. Changes of use to non-retail units will not normally be permitted. Measures to improve servicing, the environment and traffic management are encouraged. The UDP supports retail developments that serve local needs in areas with good public transport accessibility.</p>	S16 to S27
<p><i>8.4 Street Markets</i></p> <p>Existing established markets, individual market stalls and the covered market at Nag's Head will be maintained and supported.</p>	S28
<p><i>8.5 Access to Shops</i></p> <p>Shopfronts should be accessible to people in wheelchairs and to those using pushchairs wherever practical.</p>	S29
<p><i>8.6 Service Uses and Non-Protected Shops</i></p> <p>Outside of the protected shopping areas the loss of retail floorspace will be permitted provided the proposed use is appropriate to the area. Local service uses, including banks, cafes, restaurants and pubs will be allowed in particular locations and their loss resisted where they contribute to the vitality of the streetscene.</p>	S30 to S31

Chapter 9: Education

UDP Topic Area	Policy Ref.
<p><i>9.1 Education Sites and Buildings</i></p> <p>Sites will be safeguarded for educational purposes and their loss will generally be resisted. Improvements to facilities, including safe access are promoted. The loss of play space is resisted and the provision of green space is promoted. The UDP supports the development of further education within a 'University Campus Area' at Holloway Road and encourages the provision of student accommodation.</p>	Ed1 to Ed9
<p><i>9.2 Accessibility of Education Services</i></p> <p>The UDP seeks to provide a distribution of education services that is locally accessible via safe and convenient walking and cycling routes.</p>	Ed10 to Ed11
<p><i>9.3 Maximising Use of Education Land and Buildings</i></p> <p>Encouragement is given to the efficient use of educational land and buildings. The use of private recreational facilities for educational use is promoted. The dual use of educational facilities for community recreation and activities should be maximised.</p>	Ed12 to Ed15

Chapter 10: Community Services

UDP Topic Area	Policy Ref.
<p><i>10.1 Community Buildings</i></p> <p>New community facilities to meet local needs should not harm residential amenity and are encouraged in accessible locations, particularly in areas of deficiency. Existing community premises should be retained where there is a local need, the building is well designed and located for such use and can serve a catchment area. There should be an adequate distribution of public toilets.</p>	C1 to C9
<p><i>10.2 Health Provision</i></p> <p>The Council will work in partnership with health care providers to ensure that new proposals involving hospital expansion are consistent with the policies in the UDP. New local health premises should be accessible and suitably located and distributed across the borough.</p>	C10 to C12
<p><i>10.3 Utility Companies / Public Services</i></p> <p>Suitable sites for the activities of utility companies will be safeguarded and the UDP encourages the efficient use of existing land. Design of apparatus should respect the use and appearance of the street scene. Telecommunications equipment should not adversely impact on the skyline, the character of the locality or the appearance of the property. Land for local authority office and depot requirements is safeguarded.</p>	C13 to C18

Chapter 11: Visitors to Islington

UDP Topic Area	Policy Ref.
<p><i>11.1 Encouraging Sustainable Tourism in Islington</i></p> <p>Tourism related schemes that bring sustainable benefits will be supported. However, developments that are detrimental to residential areas, result in an increase in traffic or reduce local employment opportunities may be refused.</p>	V1
<p><i>11.2 Accommodation</i></p> <p>Tourist and visitor accommodation is encouraged provided the scale is appropriate, does not result in a net loss of housing and larger schemes are located in town centres and served by public transport. Accommodation ancillary to public houses and small scale premises are encouraged provided they are appropriate and do not damage amenity.</p>	V2 to V4
<p><i>11.3 Tourism and Employment</i></p> <p>The UDP advocates local recruitment and good quality employment and training in new tourism developments.</p>	V5
<p><i>11.4 Tourism and Traffic</i></p> <p>Developments causing a significant increase in traffic will not be permitted. Proposals that generate trips should be accessible by public transport. Coach parking will not be allowed where it will increase local traffic problems or where there is an adverse impact on local bus services or other detrimental environmental effect.</p>	V6 to V7

Chapter 12: Design and Conservation

UDP Topic Area	Policy Ref.
<p><i>12.1 Design of New Development</i></p> <p>Design of all new buildings are required to be of a high standard, appropriate to the streetscape, make best use of the site and respect the local character. The layout of the site should be logical and efficient to ensure that access, functional, amenity and aesthetic requirements are met. Proposals should acknowledge the urban context and include appropriate landscaping, tree planting and sensitive boundary treatments. Buildings over 30 metres in height are considered inappropriate. Policies also cover public art, alterations and extensions, Article Four Directions in Conservation Areas and design of shop fronts.</p>	D1 to D13
<p><i>12.2 Views and Landmarks</i></p> <p>Strategic views of St. Paul's Cathedral from Kenwood, Parliament Hill and Alexandra Palace and the designated local views will be protected. Views of the designated local landmarks within the borough are also protected. New development that obstructs or detracts from the views will be resisted.</p>	D14 to D18
<p><i>12.3 Conservation Areas</i></p> <p>The Council designates or modifies Conservation Areas in order to preserve or enhance the special character and appearance of the areas. Detailed policies cover matters of changes of use, demolition, design, materials, roof, side and rear extensions, basements, porches, boundary treatments, advertisements and streetscape. There are also specific policies relating to the Regent's Canal. Detailed design advice has been prepared for each of the Conservation Areas in the borough as an SPG.</p>	D19 To D36
<p><i>12.4 Listed Buildings and Archaeological Sites</i></p> <p>The UDP protects statutory listed buildings and promotes their rehabilitation. Demolition or works that have an adverse impact on their character will normally be refused. Infill development in listed squares or terraces will normally be required to provide a replica façade. A list of locally important buildings of architectural and historic interest will also be maintained, with a view to their protection. The conservation, protection and enhancement of archaeological heritage is promoted by preserving the most important remains and through safeguarding sites. Archaeological assessments may be required for proposals in Archaeological Priority Areas.</p>	D37 to D47

Chapter 13: Implementation

UDP Topic Area	Policy Ref.
<p><i>13.1 Effective Implementation</i></p> <p>Planning studies, site briefs and design guidance will be prepared to implement the policies and proposals in the UDP. The Council will take enforcement action against illegal development or changes of use. Community involvement in the planning process will be developed and improved to ensure effective consultation, participation and communication.</p>	Imp1 to Imp4

UDP Topic Area	Policy Ref.
<p><i>13.2 Efficient and Sustainable Use of Land and Buildings</i></p> <p>Mixed use development is encouraged. Proposals that do not make an efficient use of the site or buildings will normally be refused. The Council prefers the reuse of buildings rather than redevelopment at reduced densities.</p>	Imp5 to Imp7
<p><i>13.3 & 13.4 Vacant Sites and Buildings</i></p> <p>The use of vacant sites, including surplus land owned by utility companies and public authorities, should reflect the UDP's objectives. 'Areas of Opportunity' are designated where the Council wishes to see investment that will achieve the UDP's objectives. The reuse of vacant buildings is encouraged.</p>	Imp8 to Imp12
<p><i>13.5 Community Benefits</i></p> <p>Appropriate social and environmental benefits for the community will be secured by legal agreements that relate to the nature and scale of the proposed development and its impact on the character of an area, facilities and services.</p>	Imp13
<p><i>13.6 Special Policy Areas</i></p> <p>The Council will co-operate with partners in the planning of Central London Area. The special policy areas are strategically distinctive and have a mix of uses where particular problems, development pressures or issues need to be addressed in order to protect and enhance particular characteristics. The special policy areas are Clerkenwell/Smithfield, Bunhill, Finsbury Park, King's Cross, Archway and Highbury Corner.</p>	Imp14 to Imp20
<p><i>13.7 Monitoring</i></p> <p>The Council is committed to maintaining an up-to-date development plan and will monitor the changes taking place and review the UDP as necessary.</p>	Imp21

Chapter 14: Clerkenwell/Smithfield Special Policy Area

UDP Topic Area	Policy Ref.
<p><i>14.1 Clerkenwell/Smithfield Special Policy Area</i></p> <p>Specific policies are applied to this area in order to preserve or enhance the special character and appearance. A balanced mix of uses, particularly at ground level, is encouraged to provide attractive and lively street frontages. Residential use is restricted in certain circumstances to ensure that the established and traditional commercial richness of the area is maintained. Environmental improvements and new public open space is promoted. Detailed policies cover demolition, shopfronts, rooflines and extensions, scale, context, basements, materials, advertisements and parking.</p>	CS1 to CS16