

**COMPLETE LISTING OF 'PART TWO' PLANNING POLICIES FROM ISLINGTON'S UDP 2002.**

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**June 2002**

# CHAPTER 3

# The Environment

## 3.1 Sustainable Development

### *New Developments*

- Env 1 All new development will be seen as an opportunity to make a positive improvement to the environment. The Council will therefore look for contributions to environmental quality from all new building, conversion and rehabilitation schemes. This should include built forms that have an environmentally sympathetic relationship to the character and features of the local area.
- Env 2 The Council will examine all applications for development with a view to securing the objectives of sustainable development and will produce supplementary guidance to assist developers and others to assess all relevant design elements necessary to achieve sustainability.

### *Environmental Impact*

- Env 3 The Council will require environmental impact statements for major transport and development projects in accordance with relevant government guidance and regulations.

## 3.2 Improving the Environment

### *Improvement Programmes*

- Env 4 The Council will encourage and initiate environmental improvements in areas and streets with the poorest environment, with priority given to those areas shown on Map 4.

### *Protecting Trees*

- Env 5 The Council will make Tree Preservation Orders to protect trees of value, ensuring that they are not felled, or pruned to the detriment of the environment, and ensure their replacement should felling become necessary.
- Env 6 The Council will have regard to existing trees in all development proposals and where appropriate will require their retention, or if this is not appropriate, their replacement in a suitable location. Adequate and appropriate supplementary planting may also be required. In implementing this policy tall and prominent landscape trees will be preferred so that the Islington's tree resource is enhanced.

### *Tree Planting and Maintenance*

- Env 7 The Council will pursue a programme of tree planting and tree maintenance on highways, in parks and on estates. This will include a programme of tree planting along

major roads and in other places where a significant improvement to the local environment can be achieved.

*Vacant Sites and Buildings*

- Env 8 All vacant and under-used land and properties should be brought into use as soon as possible. Where there is no immediate prospect of a permanent use the Council will encourage temporary uses such as open space, nature conservation, shortlife housing, sports areas or community facilities.

*Street furniture, paving and the street scene*

- Env 9 The Council will seek to ensure that street furniture is designed to a high standard in terms of function and maintenance and is properly integrated into the street environment.
- Env 10 The Council regards the street scene as important for residents, workers and visitors alike. It will act to reduce clutter and to improve the condition of pavements and streets in order to effect a significant and lasting change to the appearance and image of the borough.

*Advertisements and Signs*

- Env 11 Advertisements and signs will only be permitted in suitable locations where no significant harm is caused to safety or visual amenity. In particular they should respect the character and scale of the surrounding area and, where appropriate, the building or structure to which they are attached.

### **3.3 A Safe and Accessible Environment**

*Community Safety*

- Env 12 Enhancing community safety and reducing opportunities for crime will be of the highest priority. Therefore, the Council will require that the environment is designed and maintained with security as a key consideration.

*People with Disabilities*

- Env 13 The Council will require that all non-domestic developments, including where possible changes of use, alterations and extensions, should be readily accessible to people with special mobility, sensory, or learning disabilities who may be expected to use the building either as members of the general public or for the purpose of employment. This may include in appropriate cases a reserved parking space.
- Env 14 The Council considers that provision should be made for a 'wheelchair environment' in all environmental and landscaping schemes, and in all other areas used by the public. Suitable provision should also be made for people who do not require wheelchairs, but nevertheless have some restricting ambulatory, visual, aural or other sensory form of disability.

*Small Children and their Carers*

- Env 15 The Council will normally expect developments to provide appropriate access and facilities for small children and their carers, wherever this section of the population are likely to be frequent users.

## **3.4 Noise, Nuisance and Pollution**

### *Protecting Amenity*

**Env 16** The Council is concerned that the air and water quality in Islington is the highest possible. In considering development proposals it will:

- i) seek to prevent the pollution of the water resources of the Borough, including all surface and underground sources;
- ii) avoid detrimental alterations to air quality and microclimate;
- iii) minimise light pollution.

Wherever possible the Council will also seek improvements to air and water quality.

**Env 17** When considering applications for new developments and changes of use, the Council will seek to protect or enhance the amenities of the area. In particular:

- i) planning permission will not be granted to developments which cause unacceptable levels of noise, smell, smoke, air pollution, vibration, danger or other forms of disturbance or nuisance, either directly or as a result of the traffic generated by the scheme;
- ii) planning applications for all new development, particularly residential uses, which will be exposed to an existing or potential noise source, should demonstrate how this situation will be taken into account to protect potential occupiers;
- iii) planning permissions which are granted may include conditions relating to:
  - a) the layout, design and/or operation of machinery in order to distance, screen or suppress noise making operations;
  - b) the need for a high level sound insulating barrier within the building structure;
  - c) controls on the operating hours of disturbing operations;
  - d) the inclusion of suitable soundproofing, ventilation ducting and filtering processes;
- iv) planning permissions will require that appropriate servicing and refuse storage facilities are provided, and that these are suitably located to minimise nuisance.

### *National Air Quality Strategy*

**Env 18** The Council is committed to implementing the National Air Quality Strategy, and intends to reach the National Air Quality Objectives as specified in the Air Quality Regulations 2000.

### *Incompatible Uses*

- Env 19 In cases where there is no scope for significantly reducing the nuisance caused by particular activities, the Council will seek the relocation of the firm to a more appropriate site.

#### *Contaminated Land*

- Env 20 The Council will require treatment to any contaminated land before development can commence.

### **3.5 Wildlife and Ecology**

#### *Nature Conservation Principles*

- Env 21 The Council is committed to the principle of nature conservation, and will seek to protect and enhance existing sites of nature conservation importance and to create new wildlife habitats. It will also take nature conservation considerations into account in the management of its parks, open spaces and other land resources, and will promote a greater awareness of nature conservation and bio-diversity issues throughout the borough.

#### *Sites of Nature Conservation Importance*

- Env 22 The Council has designated various sites as being of nature conservation importance. These are shown on the Proposals Map. A high priority will be given to protecting and enhancing the nature conservation qualities of these sites. In particular planning permission will not be given for any scheme that would adversely affect habitats or features of nature conservation interest on sites designated as of Metropolitan Importance or Borough Importance Grade 1.
- Env 23 In considering applications for development, the Council will ensure that the design and management of any permitted development satisfactorily takes into account the retention, protection and enhancement of areas or features of importance to nature conservation and the needs of wildlife.

#### *New Wildlife Habitats*

- Env 24 In considering applications for development the Council may, in suitable cases, promote the creation of new wildlife habitats and features.

#### *Green Corridors*

- Env 25 The Council will seek the creation, maintenance and improvement of Green Corridors, comprising open spaces, walkways or other open areas which link together sites of nature conservation importance. In so doing it will seek to ensure that these are accessible to all users.

#### *Management*

- Env 26 The Council will take full account of nature conservation considerations in the management of its own estate and will encourage other land owners and managers in the borough to do the same.
- Env 27 The Council will seek to provide wildlife areas in public parks and open spaces wherever appropriate.

- Env 28 The Council will seek to raise local awareness and regard for the natural environment, and to increase involvement and interest in ecology and nature conservation from local schools, community groups and the public generally.

*Local Nature Reserves*

- Env 29 The Council has declared the Parkland Walk, Barnsbury Wood and Gillespie Park as Local Nature Reserves and will consider designating further nature reserves. Local Nature Reserves will continue to be designated as sites of nature conservation importance and will be afforded protection under policy Env 22.

### **3.6 Energy Efficiency and Conservation**

*Energy*

- Env 30 The Council will encourage developers and local residents to apply measures to conserve energy by developing more energy efficient buildings, including simple but effective home improvements. It also supports a free advice service to developers and residents to encourage the use of energy efficient design, and will prepare appropriate guidelines for applicants.
- Env 31 The Council will encourage the production and use of renewable energy, and the provision of district heating and combined heat and power schemes.
- Env 32 The Council considers energy efficiency to be a material consideration in the determination of planning applications. It will also promote energy efficiency through its transport policies and in its day-to-day planning activities.

*Transport*

- Env 33 The Council wishes to encourage the development of alternative low energy forms of transport, including water based transport, and will look sympathetically at planning applications which provide the necessary infrastructure, including vehicle re-charging facilities.

### **3.7 Sustainable Resource Management**

*Waste and Recycling*

- Env 34 The Council will monitor the movement, disposal and re-use of waste materials and will place particular emphasis on the need for regional self sufficiency, the 'waste hierarchy', the 'Best Practicable Environmental Option' (BPEO) and the 'proximity principle' when considering applications for all new waste management facilities.
- Env 35 The Council will permit new large scale recycling facilities on sites within the designated Industrial and Warehouse Areas, as defined in Schedule 12 of this plan, providing the development would not give rise to unacceptable levels of traffic, noise or pollution.
- Env 36 The Council will promote and encourage the provision and use of new public recycling facilities, including community composting where practicable, and will seek additional

recycling facilities in larger developments such as shopping areas and similar public developments; and will clearly signpost all facilities.

**Env 37** For new residential developments of 6 units or less, sufficient space will be required within the unit to allow storage of recyclable material. For residential developments above 6 units sufficient space for communal recycling facilities will be required. Regard should be given to the Council's standards for refuse collection found in the Planning Standards Guidelines.

**Env 38** The Council will encourage provision for the reduction of waste and separation of recyclable materials when considering commercial and new residential applications.

#### ***Water Resources***

**Env 39** The Council will seek to ensure that maximum use is made of groundwater through the preservation and use of existing boreholes and the sinking of new wells. The use of groundwater in new development will be encouraged, as will developments that incorporate water re-use and water saving techniques such as the use of 'grey water'.

# CHAPTER 4

# Housing

## 4.1 Housing Provision

### *Housing Provision*

**H1** The Council will seek to increase the number of dwellings in Islington between 1997 and 2011 consistent with the guidance set out in RPG9 that London should accommodate an additional 23,000 households annually. To achieve this the Council will follow the other policies set out in this section and will monitor planning permissions and completions annually, to assess both the feasibility of the level of provision and the overall effects on the environment. Policies will be kept under review in the light of this information.

### *Changes of Use from Residential*

- H2** Permission will not normally be given for any redevelopment or changes of use which involve a net loss of residential land or buildings except where:
- i) the building is incapable of being adapted or improved to meet basic residential health and amenity standards;
  - ii) the local environment is likely to remain unsuitable for any residential use;
  - iii) the land or property is the subject of a proposal for non-residential use in this plan;
  - iv) a loss of housing is unavoidable if provision for essential pedestrian or vehicle access, recreational, educational or community facilities is to be made to meet the needs of the local area;
  - v) part of an existing residential dwelling is converted to an acceptable commercial or business use, operated by the residential occupier, where the rest of the dwelling remains suitable for use by a single household.

### *New Housing and Changes of Use to Residential*

- H3** New residential development and changes of use to residential will normally be permitted provided:
- i) the resulting accommodation provides acceptable standards;
  - ii) the scale and type of residential accommodation being provided is appropriate to the site and area;
  - iii) the change would result in the provision of units which can help to meet local housing needs;
  - iv) there is no conflict with the Council's policies to prevent the loss of employment (Policies E4, E7, E10 and E13);
  - v) the external environment is suitable for housing;
  - vi) there is no conflict with Policies Env22 and Env23;

- vii) that the scheme will not adversely effect the amenities of nearby occupiers;
- viii) that vehicle and pedestrian access to the site will be satisfactory and will not cause undue danger or nuisance.

***Retention of Existing Housing***

**H4** The Council will seek to retain the character of existing streets and terraces where these still provide good living environments. In these situations, schemes involving the demolition of existing housing and its replacement by new housing development will be carefully determined on their merits, although normally permission will only be given where:

- i) unfit housing is beyond repair;
- ii) it is only possible to achieve an acceptable environment through redevelopment, as for example on certain main road frontages;
- iii) rehabilitation is an uneconomic option because of the particular circumstances of the property, for example major structural defects or other physical constraints; or
- iv) particular benefits can be obtained by redevelopment such as a significant increase in the variety and types of units produced, the access that can be given to special groups in housing need, or the extent of environmental improvements that can be achieved for the existing occupiers and other residents.

***Conversions***

**H5** The conversion of dwellings into smaller units will be permitted subject to the restrictions, conditions and standards set out in policies H8 and H9 below, to help to increase the number of dwellings consistent with the overall housing target and to provide a greater variety of dwelling types and sizes in the borough.

***Garden Land***

**H6** New development on existing garden areas will not normally be permitted. The Council will only agree exceptions where the applicant can demonstrate:

- i) there will be no significant loss of visual, recreational or nature conservation amenity; and
- ii) adequate private garden space will remain available to the existing and proposed property; and
- iii) that the scheme will not adversely effect the amenities of nearby occupiers; and
- iv) that vehicle and pedestrian access to the site will be satisfactory and will not cause undue danger or nuisance.

## **4.2 HOUSING STANDARDS, FORM AND DESIGN**

### *Standards and Guidelines*

**H7** The Council will endeavour to ensure that all dwellings provide accommodation and living standards that are appropriate for the type and size of household that will live there, both now and in the longer term. The Council has therefore published supplementary guidance containing suitable standards against which residential developments will be assessed.

### *The Conversion of Existing Property*

**H8** The conversion of properties in existing residential use into a larger number of self-contained units will normally only be permitted where all the following conditions can be met:

- i)** the property does not comprise a dwelling which is already let to multiple households and satisfies or could be improved to a standard sufficient to meet relevant housing and other legislation without conversion;
- ii)** the gross floor area of residential use is in excess of 120 sq.m., excluding the stairwell above ground floor level; except in cases where the proposal involves the whole of the area above a shop;
- iii)** adequate ground floor storage for refuse and recycling material can be provided.

**H9** Applications for conversion will normally be required to satisfy the following criteria:

- i)**
  - a)** In properties of between 120 and 150 sq.m. floor area at least one unit should comprise two bedrooms or more;
  - b)** In properties with 150 sq.m. or more floor area at least one unit should comprise three bedrooms or more. This unit should normally occupy at least all the ground floor and any basement. Exceptionally it may occupy upper floors, but in all cases there should be direct access to a garden space at ground level or by an exclusive stairway not more than one floor in height;
- ii)** The accommodation provided is adequate with respect to the size, shape and disposition of rooms in terms of function and design. Living rooms will not be permitted above or beside bedrooms of other units within the converted property;
- iii)** Where appropriate, additional soundproofing and energy conservation measures over and above that required under the Building Regulations is incorporated in the proposal;
- iv)** Extensions and additions should not prejudice daylight and sunlight to neighbouring buildings, or reduce the garden area to less than an acceptable minimum; (60 sq.m. or consistent with other gardens in the immediate area).

### *New Development*

- H10 The Council wishes to ensure that new housing development:
- i) provides accommodation of adequate size and layout;
  - ii) where possible, adequate play, amenity and garden space is provided. In all cases adequate off-street refuse storage should be provided;
  - iii) conforms to the Council's security guidelines;
  - iv) meets all other design standards, including requirements to provide sustainable development;
  - v) is of a scale and form that respects its locality.
- H11 The Council wishes to prevent the development of secure enclaves i.e. 'fortress housing developments' which do not contribute to the security of the area as a whole.

### *Density*

- H12 The Council recognises that the density of new and converted residential development will vary significantly. In determining the appropriate density the Council will assess the following factors:
- i) the urban design context;
  - ii) the design of the building, which should be of a high quality;
  - iii) public transport accessibility;
  - iv) the availability of local services and facilities;
  - v) the suitability of the accommodation for the prospective occupier and the necessary management arrangements;
  - vi) impact on residential amenity.

### *Non Self-Containment*

- H13 The Council will normally give favourable consideration to the provision of accommodation which is not self contained provided that it is of a good quality and would not cause detriment to the amenities of adjoining and nearby residents.

## **4.3 VARIETY OF HOUSING**

### *Dwelling Mix, Dwelling Need and Affordable Housing*

- H14 All proposals for housing development will be considered in the context of the need for a variety of different types of accommodation, including housing for single people, large and small families, people with disabilities and people with other special needs. The Council will pay particular attention to those households who cannot afford to purchase or rent suitable homes on the open market and will seek the provision and retention of a proportion of new housing as affordable units. The Council will seek the

maximum contribution that each proposal can reasonably make to meeting local housing needs, taking into account the quality of the site, size, location and other relevant land use criteria.

- H15** Unless unsuitable on the grounds set out in policy H14, all schemes should include a mix of accommodation, suitable for small households and for families. In addition, sites of more than 0.2 hectares will normally be expected to include a larger variety of units, including both small and large family accommodation;
- H16** Where a development involves 15 or more dwellings, and taking into account paragraph 10 of Circular 6/98, the Council will ensure that 25% of the proposed provision is affordable.
- H17** Where affordable housing is being provided the Council will seek to conclude section 106 or other agreements with developers relating to its provision and future management.
- H18** Sites which will have the most significant impact on the borough's housing situation, including all those over 0.5 hectares, will normally require the preparation of a planning brief prior to the submission of a planning application. This will set out the content of the scheme in detail.

#### ***Residential Hostels***

- H19** Residential hostels will be subject to the same policy criteria as hotels (Policy V2). The Council will however consider proposals for accommodation for certain specific groups such as students and medical staff, who have cause to be located in the borough, in a wider variety of places so long as there is no loss of permanent housing or adverse local environmental effect. The Council will consider the use of agreements under section 106 of the Town and Country Planning Act 1990 to specify the form of occupation in these circumstances.

#### ***Housing for Special Needs***

- H20** The Council will require that in proposals for new housing development dwellings with ground floor access and all dwellings accessible by lift are built to lifetime homes standards. The Council will also encourage all other dwellings within new build schemes to be to lifetime homes standards.
- H21** Conversions should normally include dwellings to lifetime homes standards whenever these are physically achievable, particularly at ground floor level.
- H22** Where wheelchair housing is provided within private housing schemes, the Council will require such housing to meet the standards set out in the Housing Corporation's 'Wheelchair Housing Design Guide'. Within affordable housing schemes the Council will require that wheelchair housing is provided in suitable locations, sufficient to meet the needs of long term wheelchair users with very limited independent mobility.
- H23** The Council will seek to ensure that an appropriate number of 'sheltered' dwellings is provided in the borough, and that these are suitably located.

# **CHAPTER 5      Economic Regeneration**

## **5.1      Accommodation For Employment**

### *Business Development*

- E1**      The Council will permit development for uses falling within the B1 (Business Use) Class of the Use Classes Order, unless it involves:
- i)      a location that is not well served by public transport;
  - ii)     loss of existing residential land or buildings in conflict with policy H2;
  - iii)    the development of vacant land, or sites in non-residential use, which the Council considers to be best suited for residential redevelopment;
  - iv)    loss of protected shopping floorspace;
  - v)     loss of land or buildings in community or recreational use;
  - vi)    a conflict with Policies Env22;
  - vii)   a conflict with the Council's conservation policies;
  - viii)  loss of land or buildings of particular importance to the visitor economy;
  - ix)    a conflict with Policies E8 or E11 below.
- E2**      The Council will:
- i)      expect all Class B1 (Business Use) developments outside the central London area and Angel town centre to be suitable for the full range of B1 uses and to provide fully for the operational parking, loading and servicing needs of all such B1 uses, except where the design of the building currently on site precludes this;
  - ii)     not permit alterations or extensions to buildings which are suitable for the full range of B1 uses if this would worsen existing operational parking, loading or servicing provision;
  - iii)    where business floorspace is proposed seek the provision of benefits to the community which are appropriate to the nature and scale of the proposed development, to its likely effect on the character of the area, and to its expected impact on local infrastructure, facilities and services.
- E3**      The Council will require the incorporation of appropriate non-B1 uses in Class B1 (Business Use) schemes where:

- i) the proposed gross B1 floorspace would be at least 1,000 sq.m greater (or in the case of Central London, 2000 sq.m. greater) than the gross total of floorspace currently on the site which is either in B1 use or could be so used without the need for planning permission; and
- ii) failure to include appropriate non-B1 uses would have a significant detrimental effect on the character, vitality or diversity of the area.

***Loss of Business Use***

**E4** The loss of Class B1 uses will not be permitted where:

- i) it would involve the loss of premises originally purpose built for industrial or warehousing use and with loading and servicing facilities adequate for the full range of B1 uses;
- ii) it would involve the loss of a site which the Council considers to be best suited for the erection of premises capable of being used for the full range of B1 uses on grounds of accessibility, size and location.

The following will also apply where the proposal is to change from B1 to residential. In these cases permission will only be given where:

- iii) the property is vacant and a suitable marketing campaign (the nature and time period of which has been agreed by the Council) for the property has been undertaken by the applicant and has proved unsuccessful in finding suitable B1 occupants;
- iv) the proposal is not within the Queensland Road/Ashburton Grove, Vale Royal or Brewery Road areas;
- v) the proposal will not be detrimental to the continuing use of adjoining employment uses, especially B2 uses.

***Other Office Uses Outside Class B1***

**E5** The use of premises as a licensed mini cab office, an office for a courier business or for any other vehicle-related office use not falling within Classes B1 or A2 of the Use Classes Order will not be permitted in predominantly residential streets or areas, nor where the use could cause significant traffic hazards. Elsewhere such proposals will be considered on their merits.

***General Industrial Use***

**E6** The Council will permit alterations, extensions, changes of use or redevelopment for uses within Class B2 (General Industrial Use) except where:

- i) the character of the site or of the proposed development is such that the proposal would be likely to give rise to unacceptable levels of traffic, noise or pollution;
- ii) vehicle access, including access from the site to the secondary road network, is inadequate;
- iii) it would conflict with the criteria set out in Policy E1 (i)-(ii).

- E7** Changes of use or redevelopments involving the loss of Class B2 (General Industrial) buildings or land will not be permitted:
- i)** within the 'Queensland Road/Ashburton Grove' and 'Brewery Road/Vale Royal' Industrial and Warehousing Areas;
  - ii)** elsewhere where the Council considers that the use to be displaced has satisfactory vehicle access and the potential to operate without unacceptable detriment to amenity.
- Policy E4 (iii) and (v) will also apply where the proposal is to change from B2 to residential.

***Storage and Distribution***

- E8** Proposals for Class B8 use (Storage and Distribution) will be considered on their merits and will only be permitted where all applicable policies are complied with. In particular redevelopment, extensions or changes of use for B8 purposes will not be permitted in or immediately adjacent to areas with significant residential populations.
- E9** Within the Queensland Road/Ashburton Grove and Brewery Road/Vale Royal Industrial and Warehousing Areas changes of use and redevelopments for Class B8 use (Storage and Distribution) meeting satisfactory standards will be permitted, except where:
- i)** they would involve the loss of premises with general industrial use rights and considered by the Council to be suitable for such use;
  - ii)** the traffic generated would have significant adverse impact on surrounding areas;
  - iii)** they would be likely to give rise to unacceptable detriment to the amenity of nearby residential occupiers;
  - iv)** there would be significant conflict with other Council policies.
- E10** The loss of Class B8 (Storage and Distribution) will only be permitted where:
- i)** the location or design of the premises makes them unsuitable in the Council's view for continued B8 use on grounds of accessibility, size or location; or
  - ii)** it results in the provision of industrial use within Class B1 or B2; or
  - iii)** in the Queensland Road/Ashburton Grove and Brewery Road/Vale Royal Industrial and Warehousing Areas, the loss would result from redevelopment or change of use for industrial purposes within Class B2.
- Policy E4 (iii) and (v) will also apply where the proposal is to change from B8 to residential.

***Identification of Sites for Employment Uses, and the Preparation of Planning Briefs***

- E11** The Council wishes to ensure that a range of industrial and commercial accommodation is available within the borough and will prepare planning briefs for major sites. Where appropriate the Council will aim to secure a mix of uses, facilities and economic initiatives.

## **5.2 Sustainable Regeneration**

### *Priority Areas*

**E12** The Council has identified a number of priority areas for regeneration. These include:

- *King's Cross*
- *City Fringe and Finsbury*
- *Finsbury Park*
- *Archway District Centre*
- *Highbury Corner*
- *Angel Town Centre*
- *Nag's Head Town Centre.*

*Within these areas, the Council will seek to:*

- i) secure employment opportunities for local residents;*
- ii) develop partnerships with a wide range of partners from the public, private and voluntary sectors to secure comprehensive and sustainable regeneration;*
- iii) identify locations for business and other uses;*
- iv) attract and assist new economic sectors, and strengthen existing sectors, particularly those which meet local needs for goods, services and employment;*
- v) secure the development or re-use of vacant and under used land or buildings;*
- vi) bring forward new investment opportunities;*
- vii) improve the environment.*

### *Protection of Premises for Small Firms and Opportunities for Business Start-Ups*

**E13** When taking decisions affecting land use the Council will have regard to the need to protect low-cost opportunities to set up in business. Provided that there is no conflict with other policies in this plan, the Council will:

- i)** use its own property and land to provide suitable accommodation for light industrial use;
- ii)** support the development of new enterprises of relevance to the community and provide assistance where possible in finding suitable land or premises for such uses;
- iii)** identify good quality, accessible sites to meet the accommodation requirements of small and growing firms;
- iv)** normally resist the loss of premises suitable for small firms and encourage the inclusion in employment generating schemes of appropriately sized small units.

### *Live/Work Units and Homeworking*

- E14 Where there is no conflict with other policies in this plan, the Council will consider sympathetically proposals to redevelop or convert non-residential sites or properties as purpose designed 'live/work' units (i.e. workspace linked to residential accommodation and designed for dual occupation).
- E15 Homeworking in existing residential premises is unacceptable where:
- i) it is on such a scale as to cause the loss of the overall residential character of the premises;
  - ii) a significant nuisance is created because of traffic generation, number of employees or use of equipment.

## **5.3 Employment Opportunities For Local Residents**

### *Local Recruitment and Training*

- E16 Major employers moving into new developments in the borough or seeking planning permission to expand will be encouraged to enter into agreements with the Council to secure fair and effective programmes of local recruitment and training.

### *Facilities for Employees*

- E17 When dealing with employment generating schemes the Council will have regard to the provision being made to meet the childcare needs of employees. In connection with schemes which will generate significant levels of new employment, it will seek as a matter of priority either that specific childcare facilities be included within the development or that support be given for an increase in the level of childcare provision elsewhere. The Council may also seek to provide other facilities for those working in areas with significant concentrations of employment, both through its own activities and by encouraging the activities of others. Where necessary it will seek to enter into agreements to these ends.

### *Monitoring*

- E18 The Council will monitor the impact of changes in the level and distribution of employment, and in the occupational structure, skills and travel to work patterns of the workforce. In doing this it will pay particular regard to opportunities for the employment of women, ethnic minorities and people with disabilities.

# **CHAPTER 6      Sustainable Transport**

## **6.1      Traffic Reduction**

### *Targets*

- T1      The Council will publish targets for the reduction of road traffic within Islington. The targets will be developed through local consultation, will reflect local characteristics and will be established with reference to the Mayor's transport strategy and any national and London-wide targets.

### *Strategy and Monitoring*

- T2      The Council will produce a traffic reduction strategy for Islington. This will set out the measures proposed for achieving the Council's traffic reduction targets. Progress towards achieving the targets will be monitored and the strategy will be subject to annual review.

### *Congestion Charging*

- T3      The Council supports the introduction of congestion charging as an important component of the Council's sustainable transport strategy. It supports the adoption of a suitable and coherent boundary for the charging area and will seek to ensure that adverse boundary impacts are minimised.

### *Reducing Need to Travel*

- T4      The Council supports measures which will reduce the need to travel, and will use its planning powers in support of this aim.

### *Green Travel Plans*

- T5      During negotiations on development schemes that would involve significant increases in employment the Council will seek a commitment to the preparation and implementation of Green Travel Plans.

### *School Transport Plan*

- T6      The Council will prepare a 'school transport plan' which will aim to significantly increase walking, cycling and public transport as the principal means of travel to school.

## **6.2      Road Networks**

### *The Road Hierarchy*

- T7      The Council supports the principle of a road hierarchy comprising the Greater London Road Network and the Borough Road Network and has adopted the network shown on Map 19.

#### *Greater London Road Network*

- T8 In seeking to meet its targets for traffic reduction the Council will promote measures to increase the proportion of road space allocated to public transport, cyclists and pedestrians on the Greater London Road Network.
- T9 Other than those schemes proposed in Policy T14, the Council will not support major new road schemes in the borough and will oppose 'safeguarding' of land for future road improvements except in relation to specific schemes to improve public transport, or to improve facilities for pedestrians and cyclists.
- T10 The Council will seek to ensure that the implementation of Red Routes supports the Council's road-user hierarchy and is not detrimental to the necessary servicing requirements of businesses.

#### *Accident Remedial Schemes*

- T11 The Council will implement accident remedial schemes aimed at improving road safety.

#### *Road Improvements*

- T12 The Council considers that the following Greater London roads should be the subject of minor realignment and/or junction improvements:
- i) The junction of Holloway Road and Hornsey Road;
  - ii) The Kings Cross intersection.

#### *Borough Road Network*

- T13 The Council has designated three categories of borough roads, namely borough distributors, local distributors and access roads.

#### *Improvements to the Borough Road Network*

- T14 The Council will implement appropriate measures to improve the efficient and environmentally satisfactory functioning of the borough road system, and may safeguard land necessary for this to be achieved.

#### *Traffic Reduction on Borough Road Network*

- T15 As part of its traffic reduction strategy, the Council will promote a programme of traffic management and calming schemes on local roads to reduce traffic in residential streets, to improve the environment and to benefit pedestrians and cyclists.

### **6.3 Freight**

#### *Lorry Bans*

- T16 The Council supports night-time and weekend bans on all heavy lorries in London, except those qualifying for special exemptions.

### *Local Lorry Controls*

T17 In addition to the restrictions set out in Policy T16, the Council will seek to maintain and extend the existing Barnsbury and Lower Holloway ban, and will seek local bans and restrictions on the movements of lorries along other sensitive roads.

## **6.4 Parking And Restraint**

### *Parking and Traffic Restraint*

T18 The Council will discourage private car journeys which are not essential and which could reasonably be made by public transport, walking or cycling. This will be achieved by parking controls and other appropriate measures.

### *Hierarchy of Parking Need*

T19 The Council has established a 'hierarchy of parking need' in order to reconcile traffic restraint with the needs of local residents, visitors and businesses, non-motorist road users and local environmental quality. This prioritises parking space as follows:

- i) needs of disabled people;
- ii) suppliers of goods and services;
- iii) local residents;
- i) residents' visitors;
- ii) business customers and shoppers;
- vi) employees.

### *Management of Parking Space*

T20 The Council will seek to ensure that parking space is managed effectively by time and price and that the level of charges is set to ration space in accordance with the hierarchy of need.

### *Off-Street Non-Residential Parking*

T21 New non-residential development will only be allowed off-street parking and servicing space to meet essential needs. The normal maximum provision will be as set out in Table 6.0.

**Table 6.0 Maximum Non-Residential Parking Standards**

	<b>Area A</b>	<b>Area B</b>	<b>Area C</b>
<b>Use Class Groups A and B</b>	<b>1 parking space per 2000 m<sup>2</sup> gross floor area</b>	<b>1 parking space per 1500 m<sup>2</sup> gross floor area</b>	<b>1 parking space per 1250 m<sup>2</sup> gross floor area</b>
<b>Hotels</b>	<b>As above, plus 1 coach parking space per 50 bedrooms</b>		
<b>Other non-residential</b>	<b>Each case to be treated on its merits, in accordance with policy T16</b>		

### ***Residential Off-Street Parking***

**T22** New residential development may include off-street parking provision up to a maximum of 0.5 spaces per dwelling. The Council may require provision below this maximum in the following circumstances:

- i)** constrained backland sites;
- ii)** city fringe locations;
- iii)** sites where conservation issues are relevant;
- iv)** town centres, and locations with high public transport accessibility;
- v)** conversions of existing buildings with limited/no on site parking potential.

### ***Car Free Housing***

**T23** The Council will encourage an increase in the number of car-free areas in the borough - including car-free housing schemes in locations:

- i)** which are accessible by public transport;
- ii)** where there is a range of local amenities;
- iii)** within parking policy Areas A or B and/or within a CPZ.

### ***Front Garden Areas***

**T24** In those cases where planning permission is required, the Council will not normally give consent for parking in front garden areas.

### ***Reducing Off-Street Parking***

**T25** The Council will seek to reduce the number of off-street parking spaces by 1% per annum

### ***Public Car Parks***

**T26** The Council will not permit new public off-street car-parks outside town centres, and where it has powers to do so, will ensure that existing off-street parking spaces are for essential and/or short-term use rather than for long-term parking.

### ***Design of Car Parks***

**T27** The Council will require that the design of all new car parks should accord with its security standards and guidelines.

### ***Town Centres and Retail Development***

**T28** The Council will seek to ensure that appropriate public parking provision within the maximum limits in Table 6.1 is made available for short-term parking for shoppers and visitors.

**Table 6.1 Maximum Shoppers Parking Provision**

Within Angel / Nag’s Head Town Centres	Rest of Central London	Elsewhere
1 parking space per 100 m <sup>2</sup> gross floor area	1 parking space per 200 m <sup>2</sup> gross floor area	1 parking space per 150 m <sup>2</sup> gross floor area
In all cases the first 500 sq. m of floorspace will be disregarded, ie a town centre development of 3000 sq. m will be allowed 25 spaces.		

***On-Street Parking***

- T29      The Council will extend on-street parking restrictions, including controlled parking zones, to areas where parking demand exceeds the safe capacity of the streets, or in areas which attract a significant amount of parking by commuters.
  
- T30      The Council will ensure effective co-ordination between boroughs with respect to the introduction and enforcement of new, or the extension of existing, Controlled Parking Zones or other parking controls to ensure compatibility across borough boundaries.

***Waiting and Loading Restrictions***

- T31      The Council will review existing waiting and loading restrictions in light of local road safety and traffic management. Parking allocations will not be made where this would adversely affect bus services or cyclists.

***On-Street Servicing***

- T32      The Council will seek ways of eliminating on-street servicing particularly on bus lanes, by promoting rear access arrangements where possible.

***Special Parking Area***

- T33      The Council has designated the borough as a special parking area, with a view to providing effective management and enforcement of parking and loading restrictions.

***Cycle Parking***

- T34      Adequate secure parking or storage space for cycles should be provided in all new developments, as set out in the Council’s Planning Standards Guidelines. The Council will also encourage the provision of adequate cycle parking within existing developments, particularly those likely to attract significant cycle use.

**6.5 Public Transport**

***Public Transport Generally***

- T35      The Council will work in partnership with operators and other agencies to achieve an efficient, attractive, safe and affordable public transport system, as a key component of the Council’s sustainable transport policy and traffic reduction strategy.

### ***Support for Public Transport***

- T36**      **The Council will work in partnership with operators, transport agencies, and the government to:**
- i)**        **ensure the effective co-ordination of London's public transport services;**
  - ii)**      **introduce measures that improve reliability, service frequency, ticketing and information services, comfort and personal security;**
  - iii)**     **make services and associated infrastructure fully accessible;**
  - iv)**      **develop the present network of routes to create more capacity and improve the range of trip needs served.**

### ***Buses***

- T37**      **The Council will work in partnership with London Transport Buses, the bus operators and other relevant agencies in order to:**
- i)**        **introduce measures to improve bus reliability and reduce journey times;**
  - ii)**      **implement measures to give buses priority over other traffic, including continuous bus priority measures along whole route corridors;**
  - iii)**     **develop the network of services to meet the travel needs of local residents and businesses;**
  - iv)**      **ensure that bus stops and bus stopping areas are well located and designed, with good accessibility from the surrounding area.**

### ***Railways and the Underground***

- T38**      **The Council will seek additions and extensions to the underground and national railway networks, including improved interchange facilities and other improvements to stations. These include:**
- i)**        **the East London Line extension via Dalston to Highbury and Islington and Finsbury Park, including good interchange facilities with the national railways network and the Victoria Line;**
  - ii)**      **the Thameslink 2000 project, including any necessary improvements to Farringdon and Finsbury Park stations and the lines which serve them, and passive provision for good inter-change facilities with a future CrossRail project at Farringdon;**
  - iii)**     **the safeguarded 'CrossRail 1' project, with a station at Farringdon and good interchange facilities with London Underground and national railway services;**
  - iv)**      **the safeguarded Hackney - South West line (CrossRail 2) with stations at the Angel and Essex Road, and good interchange facilities with London Underground and national railway services;**
  - v)**        **the provision of a new station on the North London Line at Maiden Lane, in Camden, to serve any new development of the King's Cross railway lands;**

- vi) Upgrading of the Piccadilly and Victoria Line;
- vii) New station on the Barking to Gospel Oak Line at Junction Road (Tufnell Park);
- viii) Improvements to other London Underground stations, including Archway, Caledonian Road, Holloway Road and Old Street.

In all cases reasonable steps should be taken to minimise the adverse environmental impacts associated with the construction and operation of the works.

#### *Channel Tunnel Rail Link*

- T39 The Council supports the speedy construction of the Channel Tunnel Rail Link to St. Pancras (including the proposed intermediate station at Stratford, the twin-track connection to the West Coast Main Line and the associated Underground and Thameslink works at King's Cross) on the agreed route and in accordance with the agreed environmental safeguards.

#### *Public Transport Interchanges*

- T40 The Council will work in partnership with operators, and infrastructure owners, to improve the safety and security of public transport facilities, including pedestrian links to them.
- T41 The Council will work in partnership with operators and infrastructure owners to improve the quality of interchange within rail stations and between rail and bus modes. Action will also be taken to provide new walk and cycle links to public transport facilities and to improve the convenience and attractiveness of existing routes

#### *People with Physical Disabilities*

- T42 The Council will work in partnership with operators and infrastructure owners to improve the accessibility of public transport services for existing and potential users.

#### *Taxis*

- T43 The Council will promote the provision of taxi ranks in the two town centres and at major transport interchanges.

## **6.6 Pedestrians**

#### *Targets and Priorities*

- T44 The Council will seek to increase the proportion of all journeys made on foot, and will work towards achieving the following targets:
- i) increase walking share as a proportion of all journeys from 47% to 60% by 2006;
  - ii) increase walking share as a proportion of all journeys to work from 15% to 20% by 2006;
  - iii) increase walking share as a proportion of all journeys to

school/education from 74% to 80% by 2006.

#### *Land Use Planning*

- T45 In considering planning, land use and transport issues the Council will:
- i) give priority to the needs of pedestrians;
  - ii) promote local facilities which offer a range of services and which serve a relatively small catchment area;
  - iii) ensure good pedestrian access both to and within all new developments;
  - iv) ensure that excellent access is provided to all public transport facilities;
  - v) develop long term development strategies to create 'walkable neighbourhoods'.

#### *Design Issues*

- T46 The Council will encourage walking, through the development of a high quality environment for pedestrians which is convenient, safe, secure and attractive.

#### *Streetscape*

- T47 The Council will ensure that changes to the streetscape use good quality design based on the principles established in the Islington Streetbook, the Council's borough-wide streetscape manual. High quality lighting, public art and street furniture will be provided to encourage people to explore and use public spaces on foot.

#### *Implementation*

- T48 In order to improve conditions for pedestrians the Council will:
- i) carry out 'pedestrian quality audits', with priority going to those areas where improvements are most needed;
  - ii) take action to reduce conflicts between vehicles and pedestrians, and to remove unsatisfactory design features such as subways;
  - iii) consider designating local pedestrian priority areas or 'home zones'.

#### *Mobility and Sensory Impairment*

- T49 The Council will ensure that all pedestrian areas are designed for ease of use by people with mobility or sensory impairments.

## **6.7 Cyclists**

#### *Cycle Use*

- T50 The Council will actively seek to increase cycle use, and has adopted the following targets:

- i) to double the 1996 number of cycle journeys by 2002;
- ii) to achieve a 10% modal share for cycling by 2012.

**T51** The Council has adopted a hierarchy of measures in order to improve conditions for cyclists and promote cycling within the borough, comprising:

- i) reducing motor traffic;
- ii) redistributing road space;
- iii) traffic calming;
- iv) implementing cycle specific measures.

#### *Facilities for Cyclists*

**T52** The Council will improve facilities and infrastructure for cyclists, and will:

- i) complete the Islington sections of the London Cycling Network by 2005;
- ii) provide additional or improved cycle facilities to serve corridors with high volumes of cycle use;
- iii) provide improved links from the network to key locations within the borough;
- iv) carry out measures to improve cyclists' safety, and give cyclists priority over other traffic on roads with significant cycle flows;
- v) ensure that cycling is fully integrated with public transport to facilitate cycle use as part of longer journeys;
- vi) ensure that adequate cycle parking or storage is provided in all new developments, including new housing schemes;
- vii) provide for cyclists by re-allocating roadspace wherever possible, rather than by sharing pedestrian space.

#### *Audits and Monitoring*

**T53** All highways schemes, and all major development schemes, should be subject to a cycle audit, in conformity with the IHT/DETR cycle audit and cycle review guidelines.

**T54** The Council will monitor cycle use, accidents, and other relevant matters in order to update its strategy and to measure progress towards its targets.

## **6.8 Transport And New Development**

### *New Development*

**T55** The Council will seek to ensure that development:

- i) is properly related to the borough's public transport and highways network;
- ii) meets the Council's standards in terms of parking, servicing and access from the highway.

***Traffic Generation and Public Transport Capacity***

- T56** All development proposals will be assessed for their contribution to traffic generation, their impact on congestion, and the present and potential availability of public transport and its capacity to meet increased demand.

# **CHAPTER 7      Recreation and Leisure**

## **7.1      Recreation And Leisure Generally**

### *Recreation Facilities*

- R1**      The Council will encourage new and improved facilities for leisure, culture and recreation in the borough, directing resources towards those areas and population groups that currently have least choice. It will encourage co-operation with both private and voluntary sectors as well as other boroughs, and will work closely with all providers to support dual and alternative uses of suitable buildings and spaces.

## **7.2      Open Space Provision**

### *Quantity and Accessibility of Open Space*

- R2**      The Council will seek to increase the quantity and accessibility of public open space by trying to ensure that all areas of Islington are within convenient and safe access of a park, or parks, providing a range of facilities, and that the borough as a whole is able to offer sufficient space to satisfy a range of minority as well as majority demands.
- R3**      In providing open space the Council will be guided by the need to ensure that all residents have reasonable access to a range of different types of open space as set out in paragraph 7.2.3.

### *Local Open Space, Green Links and Walkways*

- R4**      The Council will seek to improve the provision of local parks and play spaces, and will extend those spaces and pathways that can usefully form green links, footways and cycleways, to connect residential areas with parks and open spaces and with each other.
- R5**      The Council will protect longer walkways in the borough which connect with other recreation facilities or could potentially join with routes in adjacent boroughs. This includes the Islington Park Walk from Finsbury Park to the Drayton Park area, the New River Walk from Sadler's Wells to Clissold Park and the Regent's Canal towpath. The Council will seek to complete or help to extend these routes whenever possible, to improve access, and develop their recreation, wildlife and nature conservation value.
- R6**      The Council will seek ways of increasing the amount and availability of outdoor space directly adjacent to homes by encouraging more and better use of gardens and estate spaces, protecting and extending these whenever possible and rejecting or discouraging proposals for development of garden land.

### *Areas of Need*

- R7**      To achieve an equitable distribution of open space, priority will be given to providing open spaces in areas of open space deficiency.

- R8 The Council will give priority to achieving a more equitable distribution of children's play facilities, by the provision of new, improved, and more imaginative facilities in areas of need.

#### *Changes of Use*

- R9 Only in very exceptional circumstances will permission be given for a change of use from private or public open space to any other land use. If such permission is given, an equivalent amount of open space must be provided as a replacement. This should be of at least the same quality as that replaced and suitably situated to serve the users of the original space.

#### *Private Open Space and Playing Fields*

- R10 The Council will promote increased public access to underused private open space and will seek ways of securing an increased supply of playing field space for both team sports and general recreation outside the borough.

### **7.3 Quality And Design Of Open Spaces**

#### *Design of Open Spaces*

- R11 The Council will ensure that whenever possible new and existing parks and other outdoor areas accommodate a range of suitable facilities, are convenient and safe to use, and are designed to provide attractive, interesting and varied environments.

#### *Safety and Security*

- R12 In order to ensure the safety and personal security of users of parks, especially women and children, care will be taken to locate and design open spaces to:
- i) ensure that there will be an element of self-policing and self-regulation, particularly if supervision is not possible. This includes siting the open space where it will be overlooked and/or adjacent to busy pedestrian routes;
  - ii) minimise the need for potential users to cross busy roads, and consider the possibility of providing road safety measures such as pedestrian crossings and road closures.

#### *Estate Open Space*

- R13 The Council will seek the most effective use of potential recreation areas in all housing developments, especially Council estates and larger new private housing schemes.

#### *Recreational Use of the Canal*

- R14 The Council will develop the potential of the Regent's Canal, its towpath and basins for water and land based recreation and will exploit adjoining land and buildings in support of this aim. It will seek to maintain existing uses whilst also broadening access, encouraging more use by youth groups and people with disabilities.

#### *Allotments and Community Gardens*

- R15 The Council will encourage the development of allotments and community gardens recognising that this may only be possible on land which would otherwise be underused or difficult to develop.

### *Metropolitan Open Land*

- R16 The Council has designated Highbury Fields and that section of the Park Walk which falls within the borough as Metropolitan Open Land. There will be a strong presumption against any development on this land, and the Council will pursue policies to protect and enhance its character.

## **7.4 Indoor Sports Facilities**

### *Indoor Sports Facilities*

- R17 The Council supports the provision of additional facilities for indoor sports, fitness and active leisure pursuits. In particular it will seek a wider spread of opportunities across the borough, and will make full use of any links that might be available via home and education activities and by developing existing estate and school facilities. Whenever possible the Council will also examine the potential for joint action with local youth and other groups in sharing schemes or funding opportunities. In all cases it will aim to help develop facilities attractive to women and groups who participate least at present.

### *Private Sports Facilities*

- R18 The Council may seek agreements with private sector developers to provide suitably located sports facilities where these are accessible physically and financially to need groups in the local population and are complementary to existing facilities.

## **7.5 Swimming Pools**

### *Swimming Pools*

- R19 The Council will seek to ensure that swimming facilities are kept up-to-date and that the best use is made of all existing space to enhance swimming and water based activities.

## **7.6 Libraries**

### *Libraries*

- R20 The plan will support proposals to develop and improve the libraries service, in order to ensure that high quality facilities are provided which are accessible to all.

## **7.7 Arts And Entertainment**

### *Arts, Culture and Entertainment*

- R21 The Council will encourage the development of arts, cultural and entertainment activities at town centres and at other accessible locations; and will encourage local facilities in suitable locations elsewhere in the borough. It will also assess the potential of larger new developments to provide additional cultural and entertainment facilities, and will seek the inclusion of works of public art whenever possible.

***New Provision***

- R22** Favourable consideration will normally be given to proposals for arts and entertainment or general leisure facilities where the proposal does not conflict with other policies in this plan and is of a form suitable to the area concerned.

***Changes of Use***

- R23** Permission will not normally be granted for development which would involve the loss of a public cinema or theatre, or any other building suitable for public entertainment, arts or cultural use, unless it is replaced with a similar facility.

# CHAPTER 8 Shopping and Town Centres

## 8.1 Town Centres

### *The Nag's Head and the Angel Town Centres*

- S1 The Council has designated the Nag's Head and the Angel as town centres, and wishes to encourage new investment which enhances their quality and the range of services on offer; including retail, leisure, health facilities and other appropriate town centre uses. The Council will monitor the health and vitality of the two centres and will identify their assets, any opportunities for change and their capacity to accommodate new investment.

### *Town Centre Development*

- S2 The Council will promote the comprehensive and co-ordinated improvement of retail uses, other town centre uses and related facilities, in order to make the town centres more attractive, efficient and convenient. Where appropriate the Council will designate sites for new retail or other associated uses.

### *Implementation*

- S3 To ensure that sites considered critical to the improvement of the Nag's Head and the Angel are made available for development by the use of compulsory purchase powers if necessary.

### *Protected Shopping Frontages*

- S4 In the town centres, the Council will designate core retail frontages and secondary retail shopping frontages, as shown on the Proposals Map, where the concentration and consolidation of retail activity will be encouraged.

### *Core Retail Frontages*

- S5 Within 'core retail frontages' the Council will not normally permit redevelopments or changes of use which would result in a net loss of retail floorspace. However proposals for changes of use from class A1 (retail) on the ground floor of core retail frontages may be permitted where:
- i) the overall proportion of non-class A1 units in the core area does not rise above 20%;
  - ii) the use makes a positive contribution to the vitality of the core retail area (e.g. building societies, banks and restaurants);
  - iii) the use does not result in a gap of more than one non-class A1 use in any frontage;
  - iv) the use will not detract from the appearance and character of the retail frontage.

### *Secondary Retail Frontages*

- S6 Within secondary retail shopping frontages the Council will seek to retain the general retail character of the frontage while permitting a limited number of non-retail units. Suitable non-retail uses include banks, building societies, job centres, small service

offices, advice centres, restaurants and community uses which are appropriate to a town centre. In judging the acceptability of non-retail uses in these frontages the Council will have particular regard to the following:

- i) the existing proportion of non-retail units. These should normally be limited to a maximum of one-third. Gaps of more than two non-retail uses in any frontage should be avoided;
- ii) the number of similar uses in and around the area;
- iii) the compatibility of the use with a shopping frontage;
- iv) the impact on the physical environment and whether the use would adversely affect the appearance of the frontage.

#### ***Improvement Strategy***

- S7 The Council will prepare comprehensive action plans for the Nag's Head and Angel town centres in partnership with interested groups, retailers, employers, users and local residents.

#### ***Servicing***

- S8 Within the town centres the Council will seek the provision and improvement of facilities for rear or off-street servicing of shops and will require such provision where redevelopment for shopping is proposed.

#### ***Public Transport and Car Parking***

- S9 The Council will support and encourage improvements in public transport to serve the town centres, and will support and encourage the provision of appropriate car parking.

#### ***Environmental Improvements***

- S10 Within the town centres the Council will promote environmental improvements, such as traffic management schemes, improvements for pedestrians, cycle parking, landscaping, weather protection, improvements to street frontages and the provision of facilities such as public conveniences.

#### ***Shop Window Displays***

- S11 Planning consents within protected frontages will normally require the provision of a shop window display area on the ground floor.

#### ***Special Needs***

- S12 The Council will promote the provision of facilities in the town centres for parents with children, and people with physical disabilities.

#### ***Camden Passage***

- S13 The Council will designate Camden Passage as specialist shopping area, as shown on the Proposals Map. Within this area the Council will limit the number of non-retail units. In judging the acceptability of non-retail uses in the speciality shopping area, the Council will have particular regard to the following:

- i) the existing proportion of non-retail units so as to normally limit these to a maximum of one-third and to avoid gaps of more than two non-retail uses in any frontage;
- ii) the number of similar uses in and around the area;
- iii) the compatibility of the use with the unique pattern of antique/curio shopping in the Camden Passage area;
- iv) the impact on the physical environment and whether the use would adversely affect the appearance of the frontage.

## **8.2 Major Shopping Development**

### *Major Shopping Development*

- S14** The Council will not permit large retail developments outside the town centres, unless it could be shown that the scheme (either individually or cumulatively with other developments, recent or proposed, in or just outside the borough) would not have a detrimental effect on the character, viability and vitality of a town centre as a whole, or have a significantly adverse effect on the local environment.
- S15** Major retail developments, should be designed to minimise the need to travel and to maximise accessibility by public transport, cycling and walking. Shops should be easy to use by all sections of the community. Appropriate community benefits will also be sought by the Council for all major schemes.

## **8.3 Local Shops**

### *Protected Shopping Centres*

- S16** The Council will designate protected local shopping centres, as shown on the Proposals Map, where the Council will seek to maintain and promote local retail uses.

### *Archway District Shopping Centre*

- S17** The Council has designated the Archway as a district shopping centre.

### *Changes of Use from Retail*

- S18** Within a protected shopping centre, planning permission will not normally be granted for a change from retail to non-retail use, (except to a launderette), and applications for redevelopment will normally be required to provide premises on the ground floor. In judging the acceptability of non-retail uses in these centres the Council will have particular regard to the following factors:
- i) that the centre has an adequate range of key local shops (as defined in paragraph 8.3.6) and that the loss of a shop would not seriously diminish local shopping facilities;
  - ii) the proposal should be compatible with a local shopping centre. The Council will therefore normally limit the proportion of non-retail units to a maximum of one-third;

- iii) the impact on the physical environment and whether the use would adversely affect the appearance of the frontage;
- iv) the relationship with the uses on the upper floors and the access thereto, and whether the use would adversely affect neighbouring occupiers;
- v) the impact of the use of pedestrian and traffic movement;
- vi) application for restaurants and take-aways will also be subject to policy Env17, which concern noise, pollution and nuisance.

#### **Non-Retail Uses**

- S19** Within a protected shopping centre changes of use from existing non-retail uses to other non-retail uses may be permitted if the proposal complies with the exceptions to policy S18.

#### ***Shop Window Displays***

- S20** Within protected shopping centres the Council wishes to see shop window displays areas maintained, and planning consents for retail and non-retail uses will normally require a shop window display area to be provided on the ground floor.

#### ***Areas Deficient in Local Shopping***

- S21** Areas which are deficient in local shopping are shown on Map 21. The Council has identified a number of key shops in these areas (listed in schedule 5) and in these cases planning permission will not normally be granted for a change to a non-retail use.

#### ***Positive Action***

- S22** The Council will take positive action to support the provision of local shopping in the borough and will use a wide range of powers and initiatives for this purpose.

#### ***Shops in Council Ownership***

- S23** The Council will ensure that local shops in its ownership are used to support the plan's local shopping policies.

#### ***Post Offices and Chemists***

- S24** The Council will encourage the retention of all post offices (including sub-post offices) and all dispensing chemists, wherever in the borough they are located.

#### ***Off-Street Servicing***

- S25** The Council will encourage the provision or improvement of rear or off-street servicing facilities within protected shopping centres.

#### ***Environmental Improvements***

- S26** Where appropriate, the Council will implement environmental improvements and traffic management schemes which enhance the appearance and convenience of protected shopping centres.

### *New Retail Developments Serving Local Needs*

S27 The Council will support retail developments serving local needs with an emphasis on convenience goods and with minimal parking provision in the Archway district centre, and at Finsbury Park and King's Cross. Additionally, the Council may permit such developments in other areas with good public transport accessibility, or where the scheme would contribute to local regeneration policies.

## **8.4 Street Markets**

### *Street Markets*

S28 The Council will seek to maintain and support the three established street markets (Chapel Market, Exmouth Market and Whitecross Street), the established individual market stalls scattered throughout the borough and the covered market at the Nag's Head.

## **8.5 Access To Shops**

### *Access to Shops*

S29 Shopfronts should be accessible to people in wheelchairs and to people using pushchairs or double buggies wherever practical.

## **8.6 Service Uses And Non-Protected Shops**

### *Loss of Retail Floorspace*

S30 Outside protected retail areas the Council will allow change of use or redevelopments resulting in the loss of retail floorspace providing that the use is appropriate to the area and does not result in a loss of residential amenity.

### *A2 and A3 Uses*

S31 The Council will allow developments for class A2 and A3 uses and will discourage their loss when they contribute to the liveliness and vitality of the street scene or provide a service of particular local value. This policy will particularly apply in the following locations:

- i) main road frontages and town centres;
- ii) areas predominantly in B1 (office) use;
- iii) residential areas where the use is of local community value.

However within protected shopping areas, the relevant policies set out elsewhere in this chapter (S5, S6, S13, S18 and S21) will continue to apply.

# CHAPTER 9

# Education

## 9.1 Education Sites And Buildings

### *Sites and Buildings*

- Ed 1 Sites will be safeguarded for educational purposes where needed to provide adequate facilities and space standards to meet the projected needs of the population.
- Ed 2 The Council will not allow a change from educational use unless:
- i) the proposals form part of a wider strategy to improve educational opportunities in the borough; or
  - ii) there is a demonstrable lack of local demand/need for the facility; or
  - iii) the building is no longer suitable for educational use; or
  - iv) the location is inappropriate in terms of surrounding land uses; or
  - v) the proposal comprises a mixed use scheme combining educational facilities with other appropriate uses.
- Ed 3 Proposals for new education establishments or extensions to existing establishments will be considered in the light of such factors as:
- i) whether the proposals form part of a wider strategy to improve educational opportunities in the borough;
  - ii) the availability of alternative accommodation;
  - iii) places/demands across the borough as a whole and within an accessible distance;
  - iv) internal and external space standards, including access for people with disabilities;
  - v) the amenity of nearby property in terms of such factors as noise, traffic, evening use etc.

### *Further and Higher Education*

- Ed 4 The Council supports the development and consolidation of the University of North London in the Holloway Road area and has designated a 'University Campus Area' (as shown on the Proposals Map). Within this area, higher education (including student accommodation) will be the preferred use. Other uses in this area are not ruled out, but where a development is proposed the new use should complement higher education use. All new developments will need to comply with the Council's policies on traffic, design and amenity, as set out elsewhere in this plan.

### *Improvements to Schools*

- Ed 5 The Council will promote improvements to school sites, buildings and facilities, and to the general environment and functioning of schools.

**Ed 6** The Council will seek to ensure safe and convenient pedestrian access to off site facilities such as libraries, swimming pools and parks.

*Loss of Play Space*

**Ed 7** Within sites intended to remain in education use, proposals for development that would mean the loss of useable play space will be resisted.

*Green Space*

**Ed 8** The Council will seek the provision of increased green space, tree planting and nature conservation areas in, adjacent or near to local schools.

*Student Accommodation*

**Ed 9** The Council will encourage the provision of new student housing and proposals which mean the loss of student accommodation will be resisted.

## **9.2 Accessibility Of Education Services**

*Distribution of Education Services*

**Ed 10** The Council will seek to provide a distribution of education services which maximises local accessibility.

**Ed 11** The Council will seek to provide safe and convenient routes, taking into account the needs of those walking, cycling and the mobility impaired, between schools and local housing, public transport facilities and other relevant off-site facilities.

## **9.3 Maximising Use Of Education Land And Buildings**

*Efficient Use*

**Ed 12** Developments for educational purposes should have regard to the need for efficient use of land and buildings.

*Private Recreational Facilities*

**Ed 13** The Council will seek educational use of private recreational facilities.

*Community Use*

**Ed 14** Access to educational facilities by local residents for recreational and community activities should be maximised.

**Ed 15** The Council will require designs for educational buildings and uses to cater for community use.

# **CHAPTER 10                      Community Services**

## **10.1      Community Buildings**

### *Day Facilities*

- C1**            The Council will seek to ensure that the development of local community care facilities like day centres, lunch clubs or similar uses are well located in respect of their clients and users, cause no significant loss of amenity to nearby occupiers and do not conflict with other policies in the plan.
- C2**            The Council will seek to ensure that workplace and private provision of childcare facilities including nurseries are appropriate to small children's needs and serve the local area without detrimental effects on nearby occupiers.
- C3**            Where there is a local need for accommodation with care, the Council will support such uses provided they are appropriately located, provide the necessary level of supervision, management and care, and are of a scale and character which are not likely to be detrimental to the locality.

### *Community Premises*

- C4**            The Council will encourage the retention and full use of existing community premises.
- C5**            The Council will not normally allow a change from community use where in the Council's view:
- i)**            local demand/need exists for community use premises;
  - ii)**          the building is well designed and located for continued community use;
  - iii)**        the building is well located in relation to serving a potential catchment.

### *New Community Facilities*

- C6**            The Council will look on proposals for new community premises favourably, and will work with providers to encourage the provision of new community facilities, particularly in areas of deficiency.

### *Siting and Design*

- C7**            The Council will require that new premises in community use are appropriately located and designed to cause minimum nuisance to nearby occupiers.

### *Voluntary Organisations*

- C8**            The Council will view applications sympathetically from voluntary organisations for changes of use where these do not conflict with the employment, housing or shopping policies in the plan.

### *Public Conveniences*

- C9 The Council will seek to ensure that public conveniences are adequately distributed, suitably located and clearly signposted; and that they meet the needs of the community in terms of access and facilities available.

## **10.2 Health Provision**

### *Hospitals*

- C10 The Council will work with the Health Authority, NHS Trusts and Primary Care Groups to ensure that proposals to use land for hospital purposes are consistent with the land use, development and transport policies set out in this plan.

### *Primary Care*

- C11 The Council will assist the Camden and Islington Health Authority in the identification of new sites and premises and the development and improvement of sites for health centres, clinics and surgeries so that they are accessible, suitably located and adequately distributed across the borough. The Council will have regard in this to the Health Authority's strategy statement for the development of surgery premises.
- C12 The Council will normally grant planning permission for surgeries and health centres in residential areas except where these would cause exceptional environmental problems.

## **10.3 Utility Companies/Public Services**

### *Utilities Companies*

- C13 The Council will assist utility companies in finding and safeguarding suitable sites for their activities.
- C14 The Council will seek to ensure the effective use of all land held by utility companies.
- C15 The Council will view development proposals of public utility companies sympathetically where such developments are compatible with the general policies set out in this plan.

### *Public Utility Apparatus*

- C16 Public utility apparatus which needs to be located in public spaces should be designed and sited to respect the use and appearance of the street scene.

### *Telecommunications Equipment*

- C17 The Council will ensure that the erection of telecommunications equipment including masts, antennae and dish aerials, will not result in unnecessary proliferation of equipment or any adverse effects on the sky-line, the character of the locality or the appearance of the property. The Council will prepare detailed guidelines as necessary.

### *Local Authority Accommodation*

**C18 Land should be allocated and safeguarded in suitable locations to meet the necessary requirements for local authority offices and depots.**

# CHAPTER 11      Visitors to Islington

## 11.1 Encouraging Sustainable Tourism In Islington

### *Sustainable Tourism*

- V1      The Council will support schemes which bring sustainable benefits to the local economy through an increased number of visitors to the borough. This includes investment in tourist attractions, accommodation, public transport, the service sector and the arts. It will also seek to ensure that this investment benefits residents and the local community generally. However in pursuing this aim the Council will assess the effects on the local area and may refuse new developments that are likely to:
- i)      be detrimental to the character of residential areas by reason of noise, traffic or other disturbance;
  - ii)     result in an increased volume of traffic entering the borough;
  - iii)    result in an overall loss of local employment opportunities.

## 11.2 Accommodation

### *Hotels and Other Accommodation*

- V2      The Council will encourage the provision of tourist and visitor accommodation including new hotel developments, hotel extensions or changes of use. It will also welcome the provision of small scale accommodation based on home-hosting or self catering. In all cases provision will be subject to the following criteria:
- i)      the scale of the development is appropriate and will not impact adversely on the amenity of adjoining uses;
  - ii)     that larger schemes are well served by public transport; have adequate road access and sufficient on site space for service vehicles, coaches and taxis;
  - iii)    that any development will not result in a net loss of permanent residential accommodation;
  - iv)     that proposals greater in scale than individual street properties are closely linked to town centre uses or potential tourist venues, and are easily accessible from Central London.
- V3      The provision of accommodation for visitors ancillary to public houses will be encouraged.
- V4      Permission for change of use to provide small scale accommodation for visitors in a private dwelling will be granted provided that the proposal does not:
- i)      involve unacceptable disturbance to neighbours over and above that associated with a private dwelling;
  - ii)     lead to an unacceptable increase in parking congestion.

## **11.3 Tourism And Employment**

### *Local Employment*

- V5 The effects on local employment will be an important factor in the Council's decisions on new or expanded developments which are related to tourism or to any increase in the volume of visitors to Islington. The Council hopes to see an effort to recruit a significant proportion of new employees locally, and hopes that appropriate measures will be taken to train new staff to enable this to happen. The quality of the employment offered will also be important.

## **11.4 Tourism And Traffic**

### *Traffic Generation*

- V6 The Council will not permit the development of tourism attractions or accommodation which give rise to a significant increase in traffic. All new tourist developments likely to result in more than a few individual trips per day should be situated within a short distance of a public transport facility. Any development subject to visits by groups or parties of visitors must provide for picking up and setting down on site.

### *Buses and Coaches*

- V7 The Council will not permit the provision of either temporary or long term parking facilities for coach services where these will result in any increase in local traffic problems, or cause any other detrimental local environmental effect. Any such facilities should be located with access onto suitable major roads with no ingress/egress onto local roads.
- V8 The Council will take account of any likely adverse impact on existing bus services when considering proposals for coach services.

# **CHAPTER 12            Design and Conservation**

## **12.1    Design Of New Development**

### *Overall Design*

- D1            The Council will require that the design and appearance of all new development is of a high standard, is appropriate to the overall streetscape, is well planned to make the best use of the site and respects the scale, form and character of its surroundings. Where schemes are unsatisfactory in these respects, planning permission will be refused.**

### *Drawings and Design Statement*

- D2            The Council will require all planning applications for new development to include appropriate, clear and accurate drawings and a supporting design statement.**

### *Site Planning*

- D3            The layout of buildings and spaces on a development site should be logically and efficiently planned to ensure that access, functional, amenity and aesthetic requirements are met. In particular, new development should be designed to:**
- i)            safeguard the daylight and sunlight to nearby property;**
  - ii)           minimise disturbance to the occupants of adjoining buildings, and to respect their privacy;**
  - iii)           provide adequate open space, and satisfactory aspect, daylight and sunlight to all parts of the development within the site;**
  - iv)           allow ease of access and use by all users;**
  - v)            create a safe and secure environment;**
  - vi)           avoid environmental nuisance;**
  - vii)           include adequate refuse storage facilities which are well designed in terms of function and appearance;**
  - viii)           maximise walking, cycling and public transport use;**
  - ix)           avoid garages or car ports in advance of the building line.**

### *Designing in Context*

- D4            Proposals for new and altered buildings should acknowledge the most important elements of the urban context and create a positive and appropriate relationship with surrounding buildings and spaces. Particular attention should be given to:**

- i) defining the public and private spaces through reinforcing building lines and encouraging appropriate infilling of gaps;
- ii) appropriate windows and window arrangements on buildings;
- iii) ensuring that the building relates to the street and/or waterside setting as appropriate by avoiding faceless walls and including entrances;
- iv) encouraging a mix of uses; and
- v) ensuring all alterations and extensions are sympathetic to the building and its surroundings.

Within this framework the Council will encourage architectural innovation and imaginative design solutions.

#### *Townscape*

- D5 New buildings on cleared sites should respect the form, scale and grain of the surrounding townscape.

#### *Landscaping and Public Facilities*

- D6 The Council will require that new development includes appropriate landscaping and tree planting.
- D7 Where appropriate, well designed facilities for the benefit of the general public (such as seats, shelter and pedestrian areas) should be incorporated within new development.

#### *Boundary Walls, Paving and Street Furniture*

- D8 Railings, boundary walls, steps and paving should be well designed and should be carefully chosen to relate in design to adjacent properties and to the street itself. Boundary treatments should also be designed with personal security as a key consideration.

#### *High Buildings*

- D9 The Council considers that Islington is an area where high buildings are inappropriate, and will oppose any proposals for such buildings.

#### *Public Art*

- D10 The Council will encourage the provision of new art and craft works as part of development schemes and, in determining applications for planning permission, will have regard to the contribution made by any such works to both the appearance of the scheme and the amenity of the surrounding environment.

#### *Alterations and Extensions*

- D11 Alterations and extensions should respect the architectural character and detail of the original buildings.

#### *Article Four Directions*

- D12 Where the Council considers that it is especially important to safeguard the existing architectural character of buildings but that normal powers of control over alterations are inadequate, it will seek to secure such additional control under Article 4 of the General Development Order.

#### *Shopfronts*

- D13 The Council will require a high standard of appearance of shopfronts, and associated awnings, roller shutter grilles and signs, and will prepare detailed guidelines to assist those wishing to make alterations.

## **12.2 Views And Landmarks**

#### *Strategic Views*

- D14 The Council will protect and enhance the strategic views of St. Paul's Cathedral from Kenwood, Parliament Hill and Alexandra Palace by ensuring that no development, including structures, within the viewing corridors shown on the Proposals Map blocks or adversely affects the view. This includes developments in locations where the strategic view is obstructed by existing buildings which infringe the limits.
- D15 The Council will protect and enhance the background and wider setting of the strategic views of St. Paul's Cathedral by resisting development within the defined consultation areas shown on the Proposals Map, where this would have an adverse effect. The improvement of the views will be sought when existing buildings of inappropriate height are redeveloped.
- D16 The Council will consult and take into consideration the comments of other local authorities along the line of the view, and other appropriate bodies, before making a decision on any planning application for development exceeding the defined consultation thresholds in the protected areas.

#### *Local Views*

- D17 The Council will define and protect important local views and will resist any development either in Islington or elsewhere which blocks or in any other way detracts from these views. The Council will also seek the reduction in height of buildings, which currently adversely affect these views, when redevelopment opportunities arise.

LV1	Farringdon Road/Clerkenwell Road area;
LV2	St. John Street;
LV3	The Angel;
LV4	Archway Road;
LV5	Archway Bridge;
LV6	Amwell Street;
LV7	Dartmouth Park Hill.

#### *Local Landmarks*

**D18** The Council will protect views of well known local landmarks and will exercise stringent controls over the height, location and design of any building which blocks or detracts from important or potentially important views.

- LL1 St. Joseph's Roman Catholic Church, Highgate Hill;
- LL2 St. Mary's Church Tower and Spire, Ashley Road;
- LL3 Boston Arms Dome, junction of Junction Road/Dartmouth Park Hill;
- LL4 Camden Road New Church, Tower and Spire;
- LL5 Caledonian Market Tower, Market Road;
- LL6 Union Chapel Tower and Spire, Compton Terrace;
- LL7 St. Mary's Church Tower and Spire, Upper Street;
- LL8 St. John's RC Church, Duncan Terrace;
- LL9 Diespeker Chimney, 38 Graham Street;
- LL10 The Dome of the Angel Corner House, No. 1 Islington High Street;
- LL11 The 'Cinema' tower at 7 Islington High Street;
- LL12 Engine and Pump House, New River Head;
- LL13 St. James's Church Tower and Spire, Clerkenwell Close;
- LL14 St. Luke's Obelisk Spire, Old Street;
- LL15 Leysian Mission Dome, City Road;
- LL16 Lowndes House, 1 City Road;
- LL17 Triton Court on the north side of Finsbury Square;
- LL18 St. Pancras Station and Hotel Spires, Euston Road, Camden.

## **12.3 Conservation Areas**

### *Conservation Areas*

**D19** The Council will designate or modify conservation areas as appropriate, and will operate detailed policies, including those set out in D20 to D36 below, in order to preserve and enhance the special character and appearance of each area.

### *Land Use*

**D20** In considering applications for changes of use within conservation areas, the Council will have particular regard to maintaining their character. In particular:

- i) planning permission will not be given in residential streets for new non-residential uses, or the expansion or intensification of existing non-residential uses, where this would harm the overall residential character of the area;
- ii) within conservation areas with an industrial or commercial character, the Council will encourage a variety and mix of uses, and may require the maintenance or such uses where these exist at ground floor level;
- iii) in predominantly residential areas the Council will resist the loss of existing non-residential uses which contribute to the character of the conservation area and where their loss would harm the character of the area.

### *Control Over Demolition*

**D21** Any total or substantial demolition of a structure in a conservation area is required to have regard to the preservation or enhancement of the character or appearance of that area. A condition may be imposed to ensure acceptable redevelopment of the site

before consent is given for the demolition. There will be a presumption in favour of the retention of buildings which contribute positively to the character or appearance of the conservation area.

#### ***New Development***

- D22** The Council will pay special attention to ensure that the design of new development within conservation areas is of a high standard, and will normally require that new buildings and extensions to existing buildings should conform to the height, scale and massing of existing buildings and spaces within the conservation area.
- D23** Plans and elevations, in appropriate detail, of proposed new buildings and their neighbours will normally be required in support of any application for new development or redevelopment in a conservation area. In addition the Council will not normally grant 'outline' planning permissions within conservation areas.

#### ***Materials***

- D24** In considering applications for extensions and refurbishment in conservation areas, the Council will normally require the use of traditional materials. For new development, materials should be sympathetic to the character of the area, in terms of form, colour, texture and profile.

#### ***Roof Extensions***

- D25** The following roof design policies will be applied in conservation areas:
- i) subject to other policies, the Council may permit traditional mansard roof extensions in terraces and groups of properties where they already exist. Otherwise roof extensions visible from any street level position or public area will not be permitted where this would be detrimental to the character or appearance of the area. This includes long views from side streets and across open spaces;
  - ii) on properties with visible pitched roofs, new or enlarged windows either flush, projecting or recessed will not be permitted on the front or side slopes where this would be detrimental to the character or appearance of the area. Alterations on rear slopes will be considered on their merits;
  - iii) permission will not normally be given for the removal or redevelopment of original dormers and gables;
  - iv) permission will not normally be given for the demolition or removal of chimney stacks and pots which are visible from the street;
  - v) butterfly or V-shaped parapets at the rear of buildings should be retained.

#### ***Side Extensions***

- D26** Extensions to detached and semi-detached properties will not be permitted in streets where the existing spacing between properties is important to the character of the area.
- D27** In cases where side extensions are allowed, the design must be compatible with the detailing and materials of the original building and must not be unduly prominent in the streetscene.

### ***Rear Extensions***

- D28** Full width rear extensions higher than one storey, or half width rear extensions higher than two storeys, will not normally be permitted in conservation areas, unless it can be shown that no harm will be caused to the character of the area. Where permitted, rear extensions should conform with the main building in terms of scale, design and materials.

### ***Basements***

- D29** The Council will not normally permit the filling in or covering over of front basement areas, or the widening of front entrance steps, or the construction of dustbin or meter enclosures.

### ***Porches***

- D30** Consent will not be granted for the demolition or removal of any existing original porticoes, porches or canopies. New porches will not normally be permitted, other than as reinstatement.

### ***Boundaries***

- D31** The Council wishes to see the preservation, retention and reinstatement of front boundary railings, boundary walls and traditional iron work in conservation areas.

### ***Garages***

- D32** The Council will not permit new garages or car ports in advance of the building line in conservation areas.

### ***The Overall Environment***

- D33** The Council will retain existing yorkstone paving, granite kerbs and cornerstones, cast-iron coal-hole covers, cobbles and granite setts, and traditional items of street furniture where they are on the public highway, and will encourage private owners to retain and reinstate these features. The Council will also seek to improve the quality of paving, street furniture and open spaces in conservation areas.

### ***Advertisements***

- D34** The Council will not give advertisement consent for new advertising hoardings and boards and will seek the removal of any erected without consent in conservation areas.

### ***The Regent's Canal***

- D35** Development will not normally be permitted which would:
- i) reduce or restrict the surface area or the navigable waterway of the canal and canal basins, or

- ii) encroach on, cantilever or bridge over the towing path or waterway. This does not however apply to bridges whose sole purpose is to carry a path, services, road or railway over the canal.

D36 Permanent moorings will not normally be permitted along the canal or within either of the two canal basins within Islington. Limited exceptions may be made for permanent non-residential moorings not accessed directly from the tow path where these do not interfere with navigation nor have a detrimental effect on amenity.

## **12.4 Listed Buildings And Archaeological Sites**

### *Buildings on the Statutory List*

D37 The Council will review the statutory list of buildings of architectural or historic interest and may from time to time propose additions.

### *Demolition*

D38 Listed building consent for the demolition of all or part of a building on the statutory list will not be granted unless all possible efforts to avoid demolition have been demonstrated in accordance with PPG15.

### *Works or Changes of Use*

D39 The Council will seek to ensure that external or internal works or change of use to buildings on the statutory list do not adversely affect their character or appearance. The Council will also ensure that their setting is protected or enhanced.

### *Neglect and Repair*

D40 The Council will take all practicable steps to safeguard buildings on the statutory list from neglect or decay and will promote their rehabilitation and repair.

### *Facades*

D41 In the case of statutory listed terraces and squares, the Council will normally require that the main facade of any infill development is a replica of the predominant building type.

### *Buildings on the Local List*

D42 The Council will maintain a local list of buildings of architectural or historic interest, including a register of historic shopfronts with a view to giving as much attention as possible to buildings and features worthy of preservation. The Council will also exercise its powers to protect them as far as practicable.

### *Archaeological Heritage*

- D43** The Council will promote the conservation, protection and enhancement of the archaeological heritage of the borough and its interpretation and presentation to the public. In particular it will seek to ensure that the most important archaeological remains and their settings are permanently preserved.

***Important Archaeological Remains***

- D44** The Council will ensure the preservation of locally and nationally important archaeological remains and their settings within the borough, whether these are designated as 'Scheduled Ancient Monuments' or not. It will take the necessary steps to safeguard the borough's archaeological heritage through the planning process and will normally refuse planning permission for applications which adversely affect important archaeological remains or their settings.

***Archaeological Assessment and Evaluation***

- D45** Within the 'archaeological priority areas' shown on the Proposals Map, all planning applications likely to affect important archaeological remains must be accompanied by an archaeological assessment of the impact of the scheme on the borough's archaeological heritage. This should be commissioned by the applicant from a suitable archaeological organisation acceptable to the Council. The Council may also require an assessment to be submitted for other development proposals, where it is considered that important archaeological remains may be present. Small scale archaeological fieldwork to determine the actual degree of archaeological survival on a site, (an 'evaluation') may be required as part of the assessment.

***Preservation in situ of Archaeological Remains***

- D46** Where an archaeological assessment and / or evaluation has demonstrated the survival of important archaeological remains, there will be a presumption in favour of their physical preservation in situ. The Council will require applicants to demonstrate how this will be achieved, and will control development layout and foundation design accordingly.

***Archaeological Excavation and Recording***

- D47** Where physical preservation of archaeological remains is not justified, the Council will ensure that necessary measures are taken by the applicant to mitigate the impact of their proposals, through archaeological fieldwork to investigate and record remains in advance of development work, and subsequent analysis and publication of the results. This will usually be secured through section 106 agreements.

# CHAPTER 13

# Implementation

## 13.1 Effective Implementation

### *Local Planning*

- Imp 1 The Council will carry out detailed local planning studies, where these are necessary, to secure the proper implementation of the policies and proposals set out in this plan.
- Imp 2 From time to time the Council will prepare planning briefs or other forms of design guidance, either for particular sites or for particular parts of the borough.

### *Enforcement*

- Imp 3 The Council will take enforcement action against developments or changes of use which are in contravention of the Town and Country Planning Act 1990, and associated legislation. In doing this, it will particularly take into account the policies and intentions of this Plan, as well as the need to ensure that the Council's policies are implemented in a fair and consistent manner.

### *Involving the Community*

- Imp 4 The Council will develop and improve the effectiveness of its systems of consultation, participation and communication on planning matters.

## 13.2 The Efficient And Sustainable Use Of Land And Buildings

### *Mixed Use*

- Imp 5 The Council will encourage mixed-use development, where appropriate, through the preparation of development briefs, its own regeneration schemes and through working with developers and local communities on particular development proposals.

### *Efficient Use*

- Imp 6 The Council will on receipt of any application for development have regard to whether it involves an efficient use of the site or building, and permission will not normally be granted where underdevelopment is involved or where the full potential of the site is not exploited.
- Imp 7 The Council will prefer the reuse of buildings rather than redevelopment at reduced densities, where this is feasible and desirable.

## 13.3 Vacant Sites

### *Vacant Sites*

- Imp 8 The Council will attempt to ensure that the allocation of uses to scarce vacant sites reflects the plan's objectives.

#### *Land Owned by Utility Companies and Public Authorities*

- Imp 9      The Council will continue to press the government to ensure that utility companies and public authorities release surplus land where this is needed to achieve this plan's objectives.
- Imp 10     The Council will promote the temporary use of sites which will not be the subject of development in the short term.

#### *Areas of Opportunity*

- Imp 11     The Council has designated 'areas of opportunity' where attention will be focused with a view to attracting investment to achieve the plan's objectives.

### **13.4 Vacant Buildings**

#### *Vacant Buildings*

- Imp 12     The Council will encourage the reuse of vacant buildings, and will use the full range of its powers to support this policy.

### **13.5 Community Benefits**

#### *Community Benefits*

- Imp 13     When dealing with development proposals, the Council will seek to secure benefits for the community through legal agreements in direct relation to the nature and scale of the proposed development, to its effect on the character of the area and to its likely impact on local infrastructure, facilities and services.

### **13.6 Special Policy Areas**

#### *Central London*

- Imp 14     The Council wishes to co-operate with other local authorities and the Mayor in the planning of Central London, including co-ordination of Central London activities and joint working within the City Fringe and Central London Partnerships. The boundary of the area within Islington is shown on the Proposals Map and includes the Clerkenwell / Smithfield Special Policy Area, Bunhill, the 'central activities zone', the Angel town centre and part of Kings Cross. In these areas the Council will:
- i)          resist the loss of residential accommodation and encourage additional dwellings;
  - ii)        encourage business growth and other suitable uses within the 'central activities zone', and elsewhere within the Central London area where this does not conflict with other policies in this plan;
  - iii)       support measures to reduce the volume of traffic entering Central London, and to improve public transport;

- iv) protect areas of special character;
- v) support and encourage local industries and services, including cultural and high technology uses, particularly in the Clerkenwell / Smithfield / Bunhill areas;
- vi) encourage a mix of uses, and suitable community benefits, in major development schemes;
- vii) support the retention of Whitecross Street and Exmouth Market (together with the Angel) as 'key retail locations';
- viii) encourage the renewal, replacement or change of use of vacant and out-worn buildings, particularly in the 'office renewal area' shown on the Proposals Map;
- ix) facilitate a partnership between private and public sectors, to provide an improved environment, community facilities and improved rail/underground interchanges.

#### **Clerkenwell/Smithfield**

**Imp 15** The Clerkenwell/Smithfield area has a special architectural, cultural and historic character, and is particularly at threat from redevelopment pressures. In order to protect this character, the Council has designated the area as one of special character and has prepared 'design policy guidelines', to which all future development schemes will normally be expected to conform.

#### ***Bunhill***

**Imp 16** The Council wishes to see the retention of the mixed use character of the Bunhill area, including residential and local service uses.

#### ***Finsbury Park***

**Imp 17** The Council recognises that special attention should be given to the Finsbury Park area in view of its environmental and other problems, and the fact that the area is administered by three boroughs (Islington, Hackney and Haringey). A bid for Single Regeneration Budget Round 5 funds from the Government was successful and the Council will work with its partners

#### **Kings Cross**

**Imp 18** Within the King's Cross area the Council will pay special attention to ensure that:

- i) adverse environmental impacts associated with proposed infrastructure projects and developments are minimised;
- ii) regeneration monies (including single regeneration budget, estate renewal challenge fund and conservation area partnership schemes) are used effectively to help revitalise the area; and
- iii) the local community receives a fair share of the benefits which these projects and the development of the areas of opportunity will generate.

### *Archway*

- Imp 19** The Council wishes to see Archway developing as a vibrant centre for the local community including improved shops and local facilities, integrated development, transport measures and new public space.

### *Highbury Corner*

- Imp 20** The Council wishes to see significant improvements to the environment of the Highbury Corner area, including the comprehensive redevelopment of the station site, incorporating improved public transport facilities and integration, a Crown Post Office and a mix of other suitable uses.

## **13.7 Monitoring**

### *Monitoring*

- Imp 21** The Council will monitor the changes taking place in Islington and will review the plan as necessary.

# CHAPTER 14

# Clerkenwell/Smithfield Special Policy Area

## *Business Use*

- CS1** The Council will expect any scheme for class B1 development to comply with the following criteria:
- i) a proportion of the proposed floorspace should be allocated for uses other than unfettered class B1. Such uses should comprise one or more of the following: light industry (B1c), industry (B2), showrooms, shops and local services, eating and drinking, residential, hotel, education and community use, creche and child care facilities, museum, gallery and exhibition space;
  - ii) there should be no loss of existing non-B1 floorspace, with the exception of warehousing;
  - iii) existing non-B1 uses on ground floor street frontages should be retained;
  - iv) non-B1 uses will be encouraged at ground floor street frontages where they do not currently exist.

## *Residential Use*

- CS2** Permission for new residential floorspace, either by conversion or new building will normally be allowed if:
- i) the proposal does not involve the loss of premises suitable for uses within classes B1b or B1c of the Use Classes Order;
  - ii) the proposal does not involve residential floorspace at ground floor level except where the premises were originally designed for residential use and remain suitable; and
  - iii) in the main thoroughfares listed in Schedule 14.1 no more than 60% of the total floorspace of any building is in residential use.

## *Control Over Demolition*

- CS3** The Council wishes to retain all buildings and structures listed in Schedule 14.2, and will only grant conservation area consent for their removal where there are special circumstances or where the proposal would preserve or enhance the character or appearance of the conservation area. In addition, to the identified buildings, there may be instances where the Council will insist that other buildings, currently not included in Schedule 14.2, are retained, due to the positive contribution they make to the character or appearance of the conservation area.

## *Shopfronts*

- CS4** Permission will not normally be given for the removal of existing shopfronts on the properties listed in Schedule 14.3.

### ***New Development***

- CS5** New buildings and roof extensions to existing buildings should conform to the height of existing development in the immediate area.

### ***Roof Extensions***

- CS6** Roof extensions visible from the street or a public open space will not be granted where this is harmful to the character and appearance of the building.

### ***Building Scale***

- CS7** New development should conform to the scale of existing buildings in the area.

### ***Street Pattern***

- CS8** New development should respect the long established building lines and street frontages.

### ***Front Basement Areas***

- CS9** The Council will not normally permit the filling in or covering over of front basement areas, or the widening of front entrance steps, or the construction of dustbin or meter enclosures.

### ***Materials***

- CS10** On redevelopment and refurbishment schemes the Council will normally require the use of vernacular materials.

### ***The Streetscene***

- CS11** Existing yorkstone paving, granite and wooden setts and kerbstones, traditional cast-iron bollards, cast-iron coal hole covers, old street signs, parish boundary plaques, railings and drinking troughs should be retained.

### ***Advertisements***

- CS12** The Council is strongly opposed to the proliferation of advertising hoardings in the area. Permission will not be granted for new hoardings. Where resources permit the Council will take legal action against unauthorised hoardings and estate agents' signs.

### ***Signs***

- CS13** Illuminated box advertisement signs will not be permitted. Other signs should be of appropriate scale, design and illumination and should conform to the Council's standards.

### ***Environmental Improvements***

- CS14** The Council will promote enhancement schemes for the area, funded from the private and public sector.

***Open Space***

- CS15**      **The Council will seek to achieve new areas of private and public open space in the area as part of new development proposals.**

***Parking and Traffic***

- CS16**      **The Council will seek to remove on-street car parking in the area, and to calm traffic throughout the area.**