

Zumbado-Sadarangani, Sara

From: [REDACTED]
Sent: 18 October 2019 17:26
To: planningpolicy; Johnson, Ben
Subject: Re: Islington Local Plan Proposed Submission (Regulation 19) – Statement of Representations Procedure

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: REG 19 RESPONSE, Ben

Thank you very much for sight of the Islington Local Plan Proposed Submission and for chatting through various clauses and text.

As discussed I remain concerned about the following wording under Policy PLAN 1: site appraisal, design principles and process

1.67
Contextual – development proposals must respond to and enhance the existing site context. Consideration of various potential amenity impacts is a key aspect of this design principle; this includes:
ensuring a minimum distance of 18 metres between windows of habitable rooms, to protect privacy for residential developments and existing residential properties. **This does not apply across the public highway, as overlooking across a public highway does not constitute an unacceptable loss of privacy.**

In Clerkenwell and Bunhill, an area described repeatedly as the focus of most future commercial development and characterised by a mix of residential and commercial buildings, many of the roads are very narrow and single lane often being little more than 9m -11m across. The above clause 'overlooking across a public highway does not constitute an unacceptable loss of privacy' very clearly is not accurate in Clerkenwell. This phrase has been quoted by developers in the past as meaning they do not need to consider or mitigate loss of privacy issues for local residents as their proposed building is across the road from a residential property. This leaves residents vulnerable to loss of privacy, especially if the consultation process is flawed and local residents are unaware of the developers plans (there have been two occasions in recent years where my building was omitted from the list of consultees for a development which directly and negatively impacted on our residential amenity).

Furthermore, new commercial developments offer 24 hour working and so residents' privacy is likely to be impacted through the evenings and overnight by new developments that are only 10 m away across a quiet residential road

I would ask for an amendment to this part of the plan which acknowledges and requires consideration of the possible loss of privacy for residential properties by commercial developments as a matter of course and which explicitly deals with Clerkenwell and Bunhill's very narrow roads where residential and commercial properties face each other across distances considerably less than 18m.

I ask that this further amendment be put forward for consideration as you submit the plan and that I be kept informed of progress in the consultation process and included in any invitations to discuss this or to be part of any other forums and opportunities to consult or input to Islington Planning process.

thanks very much for your help

[REDACTED]

On Thursday, 5 September 2019, 16:16:46 BST, Johnson, Ben <Ben.Johnson2@islington.gov.uk> wrote:

Dear Sir/Madam

The Council is currently reviewing Islington's Local Plan, which sets out a range of planning policies that developers seeking planning permission will need to meet in the future. It is necessary to create a new plan to take into account the changes in the borough – both now and in the future – in addition to changes across London, new priorities and the latest evidence on key issues, such as affordable housing. From **5 September until 18 October 2019** (a period of six weeks), we are inviting representations on the following Proposed Submission (Regulation 19) Development Plan Documents:

- Strategic and Development Management Policies - the principal document in the Local Plan, which sets out strategic policies to identify where and how change will happen in Islington; and detailed policies to manage development.
- Site Allocations - this document sets out site specific policy for a number of sites across the borough which will contribute to meeting development needs.
- Bunhill and Clerkenwell Area Action Plan - a plan for the south of the borough, covering the majority of Bunhill and Clerkenwell wards, where significant change is expected to occur over the plan period. The plan sets out spatial policies covering different parts of the area with further policies to manage development. It also sets out site specific policy for sites in this part of the borough.

These documents and other proposed submission documents can be viewed online at www.islington.gov.uk/consultations; and are available for inspection at Islington Town Hall, Upper Street, N1 2UD (9am-5pm Monday to Friday).

Representations on the proposed submission documents can be made by email to planningpolicy@islington.gov.uk; or by post to: Freepost RTXU-ETKU-KECB, Planning Policy, Islington Council, Town Hall, Upper Street, London N1 2UD. All representations will be made publicly available on request and will be forwarded to a Planning Inspector when the documents are submitted for Independent Examination. **Representations must be submitted by 23:59 on 18 October 2019.** Representations submitted after this time will not be accepted.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- a) the submission of the local plan for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 ("the Act"),
- b) the publication of the recommendations of the person appointed to carry out an independent examination of the local plan under section 20 of the Act, and
- c) the adoption of the local plan.

You have been contacted as you responded to an earlier round of consultation on the Local Plan. If you no longer wish to receive updates about future iterations of the Local Plan, or you wish to add your details to our Planning Policy Consultation database, please let us know via the details above.

Yours Sincerely

Ben Johnson

Planning Policy Team Leader

This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.