

City Forum, 250 City Road, EC1V

in the London Borough of Islington

reserved matters application no. P/2015/2451/RMS

Reserved matters application

Town & Country Planning Act 1990 (as amended) (“the Act”); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 (“the Order”).

The proposal

Reserved matters application for the appearance (including internal configuration) of block 09 of the redevelopment of 250 City Road granted hybrid planning permission on 26th August 2014

The applicant

The applicant is **Berkeley Homes (Capital) Plc**, and the architect is **Foster and Partners**.

Recommendation

The reserved matters application raise no strategic planning issues that require the Mayor’s ongoing formal involvement as such officers recommend that the Mayor directs Islington Council to determine the reserved matters application.

Context

1 On 7 May 2013 the Mayor of London received documents from Islington Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. The application was referable under Categories 1A, 1B and 1C of the Schedule to the Order 2008:

- 1A Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats;
- 1B Development which comprises or includes the erection of a building in Central London (other than the City of London) and with a total floorspace of more than 20,000 square metres;
- 1C Development which comprises the erection of a building that is more than 30 metres high and is outside the City of London.

2 On 12 June 2013, the Mayor considered planning report D&P/2234a, and subsequently advised Islington Council that the scheme was broadly acceptable in strategic policy terms, but that

there were some matters as set out in paragraph 69 of the above-mentioned report that required further consideration and discussion before it could be confirmed that the proposal fully complied with the London Plan.

3 On 8 November 2013, Islington Council officers, acting under delegated powers, resolved to refuse planning permission for the application. On 18 November 2013, the Council advised the Mayor of this decision, with the complete referral being received on 29 November 2013.

4 On 12 December 2013 the Mayor directed Islington Council that the Mayor will act as the local planning authority for the purposes of determining the above application.

5 On 1 April 2014 the Mayor, acting as Local Planning Authority for the purpose of determining this application:-

- Resolved to grant conditional planning permission in respect of application P/13/1089 subject to the prior completion of a section 106 legal agreement;
- noted that approval of details pursuant to conditions imposed on the planning permission will be submitted to, and determined by, Islington Council; and,
- noted that Islington Council will be responsible for the enforcement of the conditions attached to the respective permission.

6 The planning permission was issued on 26 August 2014.

7 The following condition relating to reserved matters was attached to the planning permission:-

- **Reserved matters**

An application for the approval of reserved matters (appearance including internal configuration and details of measures to prevent overlooking of residential units of block 01) relating to block 09 must be made to the Local Planning Authority no later than the expiry of 3 years beginning with the date of this permission.

The development shall be carried out in accordance with the plans and particulars relating to block 09 so approved.

REASON: To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning Compulsory Purchase Act 2004, to ensure the appearance and internal configuration of the development is to a high standard and does not result in unacceptable impacts, and to ensure that the occupants of the residential units within block 01 are provided with adequate privacy in accordance with policies 7.2, 7.4, 7.6 and 7.15 of the London Plan 2011, policies CS7 and CS9 of Islington's Core Strategy 2011, policies DM2.1, DM2.2 and DM2.3 of the Islington's Development Management Policies 2013, and policy BC2 of the Finsbury Local Plan 2013, and in order that the Local Planning Authority may be satisfied with the details of the proposal as provided for in Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

8 The Mayor's decision on this case, and the reasons, will be made available on the GLA's website www.london.gov.uk.

Update

9 On 17 June 2015 the applicant submitted the reserved matters for the appearance of the hotel which forms part of the development proposals. These relate to the external appearance of the hotel and the internal configuration and details of measures to prevent overlooking of residential units of block 01.

10 Good design is central to all objectives of both the London Plan and Islington Council's LDF documents, and is specifically promoted by the policies contained within chapter seven of the London Plan, chapter 3 of Islington Council's Core Strategy, chapter 2 of Islington Council's Development Management Document the Finsbury Local Plan which address both general design principles and specific design issues.

11 The applicant's commitment to ensuring a high standard of design quality for the City Forum site was acknowledged in the stage III report dated 1 April 2014. In the hybrid application submitted for redevelopment of the site, the applicant proposed a common language to the lower-rise parts of the development, namely the buildings at the rear of the site and podium fronting City Road. The pattern of projections and recesses on all detailed blocks unifies the scheme and brings appropriate relief and articulation. For the lower-rise blocks, the use of elongated frames and deeper projections/recess inside the site would provide an appropriate contrast with the harder, less relieved street elevations which would form much of the development's perimeter. The elongated frames of the lower-rise buildings would also be complemented by the framing proposed to both of the developments towers. The proposal would present an appropriately active and animated frontage to City Road, Macclesfield Road and Dingley Road with several office and residential entrances/lobbies to be provided alongside flexible retail uses and extensive areas of glazing.

12 In addition, the following conditions relating to design were also attached to the planning permission for the redevelopment scheme:-

- **Floorplans and quanta**

CONDITION: Notwithstanding the approved drawings listed under condition 3, floorplans to a scale of not less than 1:100 of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority on a phase-by-phase basis prior to any superstructure works commencing on the relevant phase. The basement plan and vehicular tracking for the point where the basement ramp meets the public highway of Dingley Road shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing except in relation to demolition.

The development shall be carried out strictly in accordance with the drawings so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To provide flexibility and to enable amendments to the development within the heights, footprints and quanta hereby approved without the need for the submission of further applications for full planning permission, and to ensure the quanta hereby approved are delivered to the satisfaction of the Local Planning Authority in accordance with policies 2.10, 4.2, 4.9 and 5.4 of the London Plan 2011, policies CS12, CS13 and CS18 of Islington's Core Strategy 2011, policies DM4.12, DM5.2 and DM5.4 of Islington's Development Management Policies 2013, and policies BC2 and BC8 and site allocation BC6 of the Finsbury Local Plan.

- **Elevational drawings**

CONDITION: Notwithstanding the approved drawings listed under condition 3, elevational drawings to a scale of not less than 1:50 and including details of roof forms, parapets and shopfronts, and elevational drawings and sections of not less than 1:20 of windows, balconies and entrances, of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority on a phase-by phase basis prior to any superstructure works commencing on the relevant phase.

The development shall be carried out strictly in accordance with the drawings so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To provide flexibility and to enable amendments to the development within the heights and footprints hereby approved without the need for the submission of a further application for full planning permission and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2011, policy CS9 of Islington's Core Strategy, policy DM2.1 of Islington's Development Management Policies 2013, and policy BC2 of the Finsbury Local Plan 2013.

- **Materials and samples**

CONDITION: Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority on a phase-by-phase basis prior to any superstructure works commencing on the relevant phase. The details and samples shall include:

- a) brickwork and mortar courses;
- b) metal cladding, panels and frames (including details of seams, gaps, and any profiling);
- c) limestone cladding;
- d) windows and doors;
- e) edges and balustrades to balconies;
- f) back-painted glass panels;
- g) roofing materials;
- h) louvres;
- i) substation doors;
- k) any other materials to be used on the exterior of the development; and
- l) a Green Procurement Plan for sourcing the proposed materials.

The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.

An elevational mock-up of external materials to be used in blocks 01, 02 and 03 and towers 1 and 2 shall be erected on City Road and shall be approved in writing by the Local Planning Authority prior to any superstructure works commencing on blocks 01, 02 and 03 and towers 1 and 2.

The development shall be carried out strictly in accordance with the details, samples and elevational mock-up so approved, shall be maintained as such thereafter and no change

therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies 5.3, 7.4, 7.5 and 7.6 of the London Plan 2011, policies CS9 and CS10 of Islington's Core Strategy 2011, policy DM2.1 of Islington's Development Management Policies 2013, and policy BC2 of the Finsbury Local Plan 2013.

- **Inclusive design – hotel**

CONDITION: Floorplans of block 09 at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on block 09. The floorplans shall confirm that 10% of hotel rooms are fully wheelchair accessible and conform to BS8300:2009 from the outset.

The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure the development is of an inclusive design in accordance with policy 7.2 of the London Plan 2011, policy CS12 of Islington's Core Strategy 2011, and policy DM2.2 of Islington's Development Management Policies 2013.

13 It is also noted that the retention of the architect for the post permission design development phase of the project was secured by condition.

14 Given the level of detail contained within the parameter plans and design and access statement and the scope of the conditions attached to the above mentioned planning permission, the officers' view is that there is sufficient certainty that the application will accord with the strategic planning matters related to this application.

Legal considerations

15 In circumstances where the Mayor has given a direction under section 2A of the Act that he is to be the local planning authority for the purposes of determining a planning application, the Mayor has the power under section 2C of the Act to direct that a subsequent application for approval of reserved matters is to be decided by the local planning authority to whom the original application was made.

Recommendation

16 The reserved matters application raise no strategic planning issues that require the Mayor's ongoing formal involvement as such officers recommend that the Mayor directs Islington Council to determine the reserved matters application.

for further information, contact Development & Projects:

Colin Wilson, Senior Manager - Planning Decisions

020 7983 4783 email colin.wilson@london.gov.uk

Justin Carr, Strategic Planning Manager (Development Decisions)

020 7983 4895 email justin.carr@london.gov.uk

Kim Tagliarini, Senior Strategic Planner (case officer)

020 7983 6589 email kim.tagliarini@london.gov.uk
