



## DRAFT PLANNING DECISION NOTICE

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**Issue Date: 18 March 2025**  
**Application No: P2024/2598/FUL**

(Please quote in all correspondence)

## TOWN AND COUNTRY PLANNING ACTS

### BOROUGH COUNCIL'S DECISION: Refusal of Planning Permission

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

<b>Location:</b>	Archway Campus, 2-10 Highgate Hill, London, N19 5LP
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<b>Application Type:</b>	Full Planning Application	<b>Application Received</b>	27-Aug-2024
<b>Application Valid:</b>	24-Sept-202	<b>Application Target</b>	31-Mar-2025

### DEVELOPMENT:

Application for full planning permission in relation to:

- 1) The change of use, partial demolition, restoration and refurbishment of Holborn Union Main Range, Admin Block and Charterhouse Buildings to provide residential accommodation (Use Class C3).
- 2) Complete demolition of Furnival Building, Ely Building, Staple Building, and other ancillary structures, to allow for the construction of three new buildings to provide residential accommodation (Use Class C3) and local commercial/community space (Use Class E/F2).
- 3) The change of use, partial demolition, restoration and refurbishment of Clerkenwell Buildings to provide student accommodation (Use Class Sui Generis).
- 4) Complete demolition of Nurses Accommodation Buildings to allow for the construction of a new tower to provide for student accommodation (Use Class Sui Generis), and associated structure with basement to provide bicycle storage and amenity space.

5) Delivery of a comprehensive hard and soft landscaping scheme, delivering public realm enhancement to include: a central boulevard, public square, gardens, communal play, and children's play area.

6) Associated access, servicing and plant.

(EIA Application)

(DEPARTURE FROM THE DEVELOPMENT PLAN)

#### **PLAN NOS:**

Affordable Housing Statement; Air Quality Assessment; Arboricultural Survey, Impact Assessment and Method Statement; Construction Logistics Plan; Construction Management Plan; Contaminated Land Assessment; Daylight Report (Internal); Daylight & Sunlight Assessment (External); Design and Access Statement inc. Accessibility Statement; Preliminary Ecological Assessment; Preliminary Roost Assessment; Bat Survey; Biodiversity Net Gain Report; Financial Viability Assessment; Economic & Social Value Impact Assessment; Fire Statement; Flood Risk Assessment and Sustainable Drainage Strategy (including proforma); Health Impact Assessment; Heritage Statement; Landscape Statement including Lighting Strategy, Openspace & Play Assessment and Urban Greening Statement; Noise and Vibration Assessment; Planning Statement; Security Needs Assessment; Statement of Community Engagement; Structural Commentary; Student Accommodation Demand Assessment; Sustainable Design and Construction Statement incorporating an Energy Statement and GLA XLS spreadsheets; BREEAM Pre-Assessment (Clerkenwell); BREEAM Pre-Assessment (Heritage); BREEAM Pre-Assessment (PBSA); Circular Economy Statement including GLA XLS spreadsheets; Home Quality Mark Pre-Assessment; Overheating Assessment (new build residential); Overheating Assessment (new build PBSA); Whole Life Carbon Assessment (Heritage) including GLA XLS spreadsheets; Whole Life Carbon Assessment (New Build) including GLA XLS spreadsheets; Transport Assessment; Delivery and Servicing Management Plan; Travel Plan; Utilities Statement; Ventilation and Extraction Statement; Covering Letter; Environmental Statement;

Area Schedule - Existing Buildings; Area Schedule - Existing Buildings – Demolition; Area Schedule - Proposed – Affordable Housing GEA; Area Schedule - Proposed – Affordable Housing GIA Summary; Area Schedule - Proposed – Affordable Housing Block A GIA; Area Schedule - Proposed – Affordable Housing Block B GIA; Area Schedule - Proposed – Affordable Housing Block C GIA; Area Schedule - Proposed – Clerkenwell PBSA; Area Schedule - Proposed – Heritage Buildings GEA; Area Schedule - Proposed – Heritage Buildings GIA; Area Schedule - Proposed – PBSA GEA; Area Schedule - Proposed – PBSA GIA; Area Schedule - Proposed – Proposed – PBSA NMLA;

Site Location Plan; Demolition Plans of Staple Block – AC NMLA SB ZZ DR A PL001; Demolition Plans of Furnival Building – AC NMLA FU ZZ DR A PL002; Demolition Plans of Nurses' Wing – AC NMLA NW ZZ DR A PL003; Proposed Site Wide Split Entrance Level Plan AC NMLA ZZ 00 DR A PL010; Proposed site Wide Upper Floor Plan - AC NMLA ZZ ZZ DR A PL013; Existing Site Section FF (North-South) AC NMLA ZZ ZZ DR A PL020; Existing Site Section DD (East-West) – AC NMLA ZZ ZZ DR A PL021; Proposed Site Section FF (North-South) – AC NMLA ZZ ZZ DR A PL025; Proposed Site Section DD (East-West) – AC NMLA ZZ ZZ DR A PL026; Existing Site Elevation – North Boundary Wall – AC NMLA ZZ ZZ DR A PL030; Existing Site Elevation – Heritage Garden – AC NMLA ZZ ZZ DR A PL031; Existing Site Elevation – Tollhouse Way – AC NMLA ZZ ZZ DR A

PL032; Existing Site Elevation – Highgate Hill – AC NMLA ZZ ZZ DR A PL033; Existing Site Elevation – Holborn Avenue – AC NMLA ZZ ZZ DR A PL034; Existing Site Elevation – Archway Road – AC NMLA ZZ ZZ DR A PL035; Proposed Site Elevation – North Boundary Wall – AC NMLA ZZ ZZ DR A PL036; Proposed Site Elevation – Heritage Garden – AC NMLA ZZ ZZ DR A PL037; Proposed Site Elevation - Tollhouse Way – AC NMLA ZZ ZZ DR A PL038; Proposed Site Elevation – Highgate Hill – AC NMLA ZZ ZZ DR A PL039; Proposed Site Elevation – Holborn Avenue – AC NMLA ZZ ZZ DR A PL040; Proposed Site Elevation – Archway Road – AC NMLA ZZ ZZ DR A PL041; Proposed Plans Section and Elevation – AC NMLA PG ZZ DR A PL100; Proposed Ground Floor Plan – AC NMLA BA 00 DR A PL100; Proposed First Floor Plan – AC NMLA BA 01 DR A PL101; Proposed Second Floor Plan – AC NMLA BA 02 DR A PL102; Proposed Third Floor Plan (as Typical 3-5) – AC NMLA BA ZZ DR A PL103; Proposed Sixth Floor Plan – AC NMLA BA 06 DR A PL106; Proposed Roof Plan – AC NMLA BA RF DR A PL110; Proposed Wheelchair Accessible Flat Plan – Type 1 – 1B2P – AC NMLA BA ZZ DR A PL150; Proposed Section A0 (East-West) AC NMLA BA A0 DR A PL200; Proposed Section A1 (North-South) AC NMLA BA A1 DR A PL201; Proposed South-East Elevation – AC NMLA BA SE DR A PL300; Proposed North-West Elevation – AC NMLA BA NW DR A PL302; Proposed South-West & North-East Elevations – AC NMLA BA ZZ DR A PL303; Proposed Bay South-East Elevation – AC NMLA BA SE DR A PL350; Proposed Bay South-West Elevation – AC NMLA BA SW DR A PL351; Proposed Bay North-West Elevation – AC NMLA BA NW DR A PL352; Proposed Typical Façade Panel – AC NMLA BA ZZ DR A PL800; Proposed Basement Plan – AC NMLA BB B1 DR A PL099; Proposed Ground Floor Plan – AC NMLA BB 00 DR A PL100; Proposed First Floor Plan – AC NMLA BB 01 DR A PL101; Proposed Second Floor Plan (as Typical 2-5 Upper Floor) – AC NMLA BB ZZ DR A PL102; Proposed Roof Plan – AC NMLA BB RF DR A PL110; Proposed Wheelchair Accessible Flat Plan – Type 2 – 2B4P – NMLA BB ZZ DR A PL150; Proposed Long Section B0 (East-West) – AC NMLA BB B0 DR A PL200; Proposed Cross Section B1 (North-South) AC NMLA BB B1 DR A PL201; Proposed South-East Elevation – AC NMLA BB SE DR A PL300; Proposed North-West Elevation – AC NMLA BB NW DR A PL301; Proposed North-East Elevation – AC NMLA BB NE DR A PL302; Proposed South-West Elevation – AC NMLA BB SW DR A PL303; Proposed Bay South-East Elevation – AC NMLA BB SE DR A PL350; Proposed Lower Ground Floor Plan – AC NMLA BC B1 DR A PL099; Proposed Ground Floor Plan - AC NMLA BC 00 DR A PL100; Proposed First Floor Plan (As Typical 1-5 upper floors) – AC NMLA BC ZZ DR A PL101; Proposed Roof Plan – AC NMLA BC RF DR A PL110; Proposed Section C0 (East-West) – AC NMLA BC C0 DR A PL200; Proposed Section C1 (North-South) – AC NMLA BC C1 DR A PL201; Proposed South-West Elevation – AC NMLA BC SW DR A PL300; Proposed North Elevation – AC NMLA BC N DR A PL301; Proposed North-East Elevation – AC NMLA BC NE DR A PL302; Proposed Bay North Elevation – AC NMLA BC N DR A PL350; Proposed Bay South-West Elevation – AC NMLA BC SW DR A PL351; Proposed Typical Façade Elevation – Key – AC NMLA BX ZZ DR A PL600; Proposed Typical Bay – Elevation and Section Detail – AC NMLA BX ZZ DR A PL601; Proposed Typical Bay – Plan Detail – AC NMLA BX ZZ DR A PL602; Proposed Basement Plan – AC NMLA CX B1 DR A PL099; Proposed Ground Floor Plan - AC NMLA CX 00 DR A PL100; Proposed First Floor Plan - AC NMLA CX 01 DR A PL101; Proposed Typical Upper Floor Plan - AC NMLA CX ZZ DR A PL120; Proposed Top Amenity Floor Plan – AC NMLA CX 23 DR A PL123; Proposed Roof Plant Plan – AC NMLA CX 24 DR A PL124; Proposed Roof Plan – AC NMLA CX RF DR A PL125; Proposed Section D0 (East-West) – AC NMLA CD D0 DR A PL200; Proposed Section D1 (South-North) – AC NMLA CD D1 DR A PL201; Proposed Section D2 (East-West) – AC NMLA CD D2 DR A PL202; Proposed Section D3 (North-South) – AC NMLA CD D3 DR A PL203; Proposed Section D4 (East-West) – AC NMLA CD D4 DR A PL204; Proposed Section D5 (South-North) – AC

NMLA CD D5 DR A PL205; Proposed North-West Elevation – AC NMLA CD NW DR A PL301; Proposed North-East Elevation – AC NMLA CD NE DR A PL302; Proposed South-East Elevation – AC NMLA CD SE DR A PL303; Proposed South-West Elevation – AC NMLA CD SW DR A PL304; Proposed Typical Façade Elevation – Key – AC NMLA CD ZZ DR A PL600; Proposed Typical Bay – Upper Level – Plan Detail – AC NMLA CD ZZ DR A PL601; Proposed Typical Bay – Podium Level – Plan Detail – AC NMLA CD 00 DR A PL602; Proposed Typical Bay – First Floor Level – Plan Detail – AC NMLA CD 01 DR A PL603; Proposed Typical Bay – Lantern Level – Plan Detail – AC NMLA CD 23 DR A PL604; Proposed Typical Bay – Typical Wall – Plan Detail – AC NMLA CD ZZ DR A PL611; Proposed Typical Bay – AC NMLA CD ZZ DR A PL620; Proposed Typical Bay – Upper Level – Elevation and Section – AC NMLA CD ZZ DR A PL621; Proposed Typical Bay – Podium Level – Elevation and Section – AC NMLA CD ZZ DR A PL622; Proposed Typical Bay – Lantern Level – Elevation and Section – AC NMLA CD ZZ DR A PL623; Proposed Section E0 (East-West) – AC NMLA CE E0 DR A PL200; Proposed Section E1 (South-North) – AC NMLA CE E1 DR A PL201; Proposed Section E2 (East-West) – AC NMLA CE E2 DR A PL202; Proposed Elevations – AC NMLA CE ZZ DR A PL301; Proposed Typical Bay – Detail – AC NMLA CE ZZ DR A PL601; Affordable Housing – Area Schedule - Accommodation Summary – AC NMLA BX ZZ SH A PL900; Affordable Housing – Area Schedule - Gross External Area – AC NMLA BX ZZ SH A PL901; Affordable Housing – Area Schedule - Block A – Net Sales Area & Gross Internal Area – AC NMLA BA ZZ SH A PL900; Affordable Housing – Area Schedule - Block B – Net Sales Area & Gross Internal Area – AC NMLA BB ZZ SH A PL900; Affordable Housing – Area Schedule - Block C – Net Sales Area & Gross Internal Area – AC NMLA BC ZZ SH A PL900; Student – Area Schedule – Net Sales Area – AC NMLA CX ZZ SH A PL900; Student – Area Schedule – Gross Internal Area – AC NMLA CX ZZ SH A PL901; Student – Area Schedule – Gross External Area – AC NMLA CX ZZ SH A PL902;

AC GRID A1 00 DR A PL1120 Holborn and Admin GA Floor Plan - Level 00; AC GRID A1 01 DR A PL1121 Holborn and Admin GA Floor Plan - Level 01; AC GRID A1 02 DR A PL1122 Holborn and Admin GA Floor Plan - Level 02; AC GRID A1 03 DR A PL1123 Holborn and Admin GA Floor Plan - Level 03; AC GRID A1 04 DR A PL1124 Holborn and Admin GA Floor Plan - Level 04; AC GRID A1 05 DR A PL1125 Holborn and Admin GA Floor Plan - Level 05; AC GRID A1 06 DR A PL1126 Holborn and Admin GA Floor Plan - Level Roof; AC GRID A1 ZZ DR A PL1220 Holborn and Admin GA Section – AA; AC GRID A1 ZZ DR A PL1221 Holborn and Admin GA Section – BB; AC GRID A1 ZZ DR A PL1222 Holborn and Admin GA Section – CC; AC GRID A1 ZZ DR A PL1223 Holborn and Admin GA Section – DD; AC GRID A1 ZZ DR A PL1224 Holborn and Admin GA Section – EE; AC GRID A1 ZZ DR A PL1320 Holborn and Admin GA Elevation – North; AC GRID A1 ZZ DR A PL1321 Holborn and Admin GA Elevation – East; AC GRID A1 ZZ DR A PL1322 Holborn and Admin GA Elevation – South; AC GRID A1 ZZ DR A PL1323 Holborn and Admin GA Elevation – West; AC GRID A1 00 DR A PL0120 Holborn and Admin GA Floor Plan - Level 00; AC GRID A1 01 DR A PL0121 Holborn and Admin GA Floor Plan - Level 01; AC GRID A1 02 DR A PL0122 Holborn and Admin GA Floor Plan - Level 02; AC GRID A1 03 DR A PL0123 Holborn and Admin GA Floor Plan - Level 03; AC GRID A1 04 DR A PL0124 Holborn and Admin GA Floor Plan - Level 04; AC GRID A1 05 DR A PL0125 Holborn and Admin GA Floor Plan - Level 05; AC GRID A1 07 DR A PL0126 Holborn and Admin GA Floor Plan – Roof; AC GRID A1 ZZ DR A PL0220 Holborn and Admin GA Section – AA; AC GRID A1 ZZ DR A PL0221 Holborn and Admin GA Section – BB; AC GRID A1 ZZ DR A PL0222 Holborn and Admin GA Section – CC; AC GRID A1 ZZ DR A PL0223 Holborn and Admin GA Section – DD; AC GRID A1 ZZ DR A PL0224 Holborn and Admin GA Section – EE; AC GRID A1 ZZ DR A PL0320 Holborn and Admin GA Elevation – North; AC GRID A1 ZZ DR A PL0321

Holborn and Admin GA Elevation – East; AC GRID A1 ZZ DR A PL0322 Holborn and Admin GA Elevation – South; AC GRID A1 ZZ DR A PL0323 Holborn and Admin GA Elevation – West; AC GRID A1 B1 DR A PL2119 Holborn and Admin GA Floor Plan - Level B1; AC GRID A1 00 DR A PL2120 Holborn and Admin GA Floor Plan - Level 00; AC GRID A1 01 DR A PL2121 Holborn and Admin GA Floor Plan - Level 01; AC GRID A1 02 DR A PL2122 Holborn and Admin GA Floor Plan - Level 02; AC GRID A1 03 DR A PL2123 Holborn and Admin GA Floor Plan - Level 03; AC GRID A1 04 DR A PL2124 Holborn and Admin GA Floor Plan - Level 04; AC GRID A1 05 DR A PL2125 Holborn and Admin GA Floor Plan - Level 05; AC GRID A1 06 DR A PL2126 Holborn and Admin GA Floor Plan - Level 06; AC GRID A1 07 DR A PL2127 Holborn and Admin GA Floor Plan - Level 07; AC GRID A1 08 DR A PL2128 Holborn and Admin GA Floor Plan – Roof; AC GRID A1 ZZ DR A PL2220 Holborn and Admin GA Section – AA; AC GRID A1 ZZ DR A PL2221 Holborn and Admin GA Section – BB; AC GRID A1 ZZ DR A PL2222 Holborn and Admin GA Section – CC; AC GRID A1 ZZ DR A PL2223 Holborn and Admin GA Section – DD; AC GRID A1 ZZ DR A PL2224 Holborn and Admin GA Section – EE; AC GRID A1 ZZ DR A PL2225 Holborn and Admin GA Section – FF; AC GRID A1 ZZ DR A PL2226 Holborn and Admin GA Section – GG; AC GRID A1 ZZ DR A PL2320 Holborn and Admin GA Elevation – North AC GRID A1 ZZ DR A PL2321 Holborn and Admin GA Elevation – East; AC GRID A1 ZZ DR A PL2322 Holborn and Admin GA Elevation – South AC GRID A1 ZZ DR A PL2323 Holborn and Admin GA Elevation – West; AC GRID A2 B1 DR A PL1129 Clerkenwell GA Floor Plan - Level B1; AC GRID A2 00 DR A PL1130 Clerkenwell GA Floor Plan - Level 00; AC GRID A2 01 DR A PL1131 Clerkenwell GA Floor Plan - Level 01; AC GRID A2 02 DR A PL1132 Clerkenwell GA Floor Plan - Level 02; AC GRID A2 03 DR A PL1133 Clerkenwell GA Floor Plan - Level 03; AC GRID A2 04 DR A PL1134 Clerkenwell GA Floor Plan - Level 04; AC GRID A2 05 DR A PL1135 Clerkenwell GA Floor Plan – Roof; AC GRID A2 ZZ DR A PL1230 Clerkenwell GA Section – AA; AC GRID A2 ZZ DR A PL1231 Clerkenwell GA Section – BB; AC GRID A2 ZZ DR A PL1330 Clerkenwell GA Elevation – North; AC GRID A2 ZZ DR A PL1331 Clerkenwell GA Elevations; AC GRID A2 ZZ DR A PL1332 Clerkenwell GA Elevation – South; AC GRID A2 ZZ DR A PL1333 Clerkenwell GA Elevation – West; AC GRID A2 ZZ DR A PL1334 Clerkenwell GA Elevations; AC GRID A2 B1 DR A PL0129 Clerkenwell GA Floor Plan - Level B1; AC GRID A2 00 DR A PL0130 Clerkenwell GA Floor Plan - Level 00; AC GRID A2 01 DR A PL0131 Clerkenwell GA Floor Plan - Level 01; AC GRID A2 02 DR A PL0132 Clerkenwell GA Floor Plan - Level 02; AC GRID A2 03 DR A PL0133 Clerkenwell GA Floor Plan - Level 03; AC GRID A2 04 DR A PL0134 Clerkenwell GA Floor Plan - Level 04; AC GRID A2 05 DR A PL0135 Clerkenwell GA Floor Plan – Roof; AC GRID A2 ZZ DR A PL0230 Clerkenwell GA Section – AA; AC GRID A2 ZZ DR A PL0231 Clerkenwell GA Section – BB; AC GRID A2 ZZ DR A PL0330 Clerkenwell GA Elevation – North; AC GRID A2 ZZ DR A PL0331 Clerkenwell GA Elevations -East and South; AC GRID A2 ZZ DR A PL0332 Clerkenwell GA Elevation – South; AC GRID A2 ZZ DR A PL0333 Clerkenwell GA Elevation – West; AC GRID A2 ZZ DR A PL0334 Clerkenwell GA Elevations - East/South/West; AC GRID A2 B1 DR A PL2129 Clerkenwell GA Floor Plan - Level B1; AC GRID A2 00 DR A PL2130 Clerkenwell GA Floor Plan - Level 00; AC GRID A2 01 DR A PL2131 Clerkenwell GA Floor Plan - Level 01; AC GRID A2 02 DR A PL2132 Clerkenwell GA Floor Plan - Level 02; AC GRID A2 03 DR A PL2133 Clerkenwell GA Floor Plan - Level 03; AC GRID A2 05 DR A PL2134 Clerkenwell GA Floor Plan – Roof; AC GRID A2 ZZ DR A PL2230 Clerkenwell GA Section – AA; AC GRID A2 ZZ DR A PL2330 Clerkenwell GA Elevation – North; AC GRID A2 ZZ DR A PL2331 Clerkenwell GA Elevation - East & West; AC GRID A2 ZZ DR A PL2332 Clerkenwell GA Elevation – South; AC GRID A3 B1 DR A PL1139 Charterhouse GA Floor Plan - Level B1; AC GRID A3 00 DR A PL1140 Charterhouse GA Floor Plan - Level 00; AC GRID A3 01 DR A PL1141 Charterhouse GA Floor Plan - Level 01; AC GRID A3 02 DR A PL1142

Charterhouse GA Floor Plan - Level 02; AC GRID A3 03 DR A PL1143 Charterhouse GA Floor Plan - Level 03; AC GRID A3 04 DR A PL1144 Charterhouse GA Floor Plan – Roof; AC GRID A3 ZZ DR A PL1240 Charterhouse GA Section – AA; AC GRID A3 ZZ DR A PL1340 Charterhouse GA Elevations – North; AC GRID A3 ZZ DR A PL1341 Charterhouse GA Elevations - East & West; AC GRID A3 ZZ DR A PL1342 Charterhouse GA Elevations – South; AC GRID A3 B1 DR A PL0140 Charterhouse GA Floor Plan - Level B1; AC GRID A3 00 DR A PL0141 Charterhouse GA Floor Plan - Level 00; AC GRID A3 01 DR A PL0142 Charterhouse GA Floor Plan - Level 01; AC GRID A3 02 DR A PL0143 Charterhouse GA Floor Plan - Level 02; AC GRID A3 03 DR A PL0144 Charterhouse GA Floor Plan - Level 03; AC GRID A3 04 DR A PL0145 Charterhouse GA Floor Plan - Level Roof; AC GRID A3 ZZ DR A PL0240 Charterhouse GA Section – AA; AC GRID A3 ZZ DR A PL0340 Charterhouse GA Elevations – North; AC GRID A3 ZZ DR A PL0341 Charterhouse GA Elevations - East & West; AC GRID A3 ZZ DR A PL0342 Charterhouse GA Elevations – South; AC GRID A3 B1 DR A PL2139 Charterhouse GA Floor Plan - Level B1; AC GRID A3 00 DR A PL2140 Charterhouse GA Floor Plan - Level 00; AC GRID A3 01 DR A PL2141 Charterhouse GA Floor Plan - Level 01; AC GRID A3 02 DR A PL2142 Charterhouse GA Floor Plan - Level 02; AC GRID A3 03 DR A PL2143 Charterhouse GA Floor Plan - Level 03; AC GRID A3 04 DR A PL2144 Charterhouse GA Floor Plan - Level 04; AC GRID A3 05 DR A PL2145 Charterhouse GA Floor Plan – Roof; AC GRID A3 ZZ DR A PL2240 Charterhouse GA Section – AA; AC GRID A3 ZZ DR A PL2340 Charterhouse GA Elevations – North; AC GRID A3 ZZ DR A PL2341 Charterhouse GA Elevations - East & West; AC GRID A3 ZZ DR A PL2342 Charterhouse GA Elevations – South; AC GRID ZZ ZZ DR A PL0003 Site Plan – Demolition; AC GRID ZZ ZZ DR A PL0001 Site Location Plan; AC GRID ZZ ZZ DR A PL0002 Site Plan – Existing; AC GRID ZZ ZZ DR A PL0010 EX East Long Elevation; AC GRID ZZ ZZ DR A PL0011 EX West Long Elevation; AC GRID ZZ ZZ DR A PL0012 EX North & South Long Elevations; AC GRID ZZ ZZ DR A PL0004 Site Plan – Proposed; AC GRID ZZ ZZ DR A PL0013 PR East Long Elevation; AC GRID ZZ ZZ DR A PL0014 PR West Long Elevation; AC GRID ZZ ZZ DR A PL0015 PR North & South Long Elevations;

#### **REASON(S) FOR REFUSAL:**

- 1. REASON:** The proposal fails to provide 50% on-site affordable housing without public subsidy and fails to demonstrate how all potential public subsidy options for maximising the delivery of on-site affordable housing in excess of 50% have been utilised, and demonstrate additionality delivered using any and all forms of public subsidy. In addition, the proposal fails to provide a policy compliant affordable housing tenure split for the social rented housing and intermediate housing. The proposal is, therefore, contrary to London Plan (2021) policy H4 and H6, Islington Local Plan (2023) policy H3 and Islington Site Allocations (2023) - Site Allocation ARCH5.
- 2. REASON:** The proposal fails to demonstrate that the proposed quantum of student accommodation would not weigh against both the provision of priority conventional housing on the site nor that it would ensure the development could achieve a quantum and tenure of affordable housing which is fully policy compliant. Furthermore, it has not been demonstrated through a binding nomination agreement that the accommodation would only be occupied by students or one or more higher education provider. As such, the introduction of student accommodation is considered to be unacceptable and would be contrary to London Plan (2021) policy H15, Islington Local Plan (2023) policy H3 and H5, and Islington Site Allocations (2023) - Site Allocation ARCH5.

3. **REASON:** The proposed development, by reason of the demolition of and alteration to non-designated heritage assets; the scale, height, footprint and location of the new buildings; the extent of the loss of boundary definition at the south of the site; and the impact of the tall building; would fail to preserve or enhance the character and appearance of the Holborn Union Infirmary Conservation Area and would cause harm to the significance of designated heritage assets contrary to Chapter 16 of the National Planning Policy Framework (2024), London Plan (2021) policies D3, D8 and D9, Islington Local Plan (2023) policy DH1, DH2 and DH3, and the guidance contained within Islington's Holborn Union Infirmary Conservation Area Statement and Design Guidelines 2014.
4. **REASON:** The proposal would introduce a tall building to a site not allocated for a tall building and by reason of its excessive height, scale and location it would result in unacceptable visual, functional and environmental impacts. The proposal is, therefore, contrary to London Plan (2021) policy D3 and D9, Islington Local Plan (2023) policy PLAN1, DH1 and DH3 and the guidance contained within Islington's Holborn Union Infirmary Conservation Area Statement and Design Guidelines 2014 and the Urban Design Guidelines 2017.
5. **REASON:** The proposal fails to provide an appropriate mix of unit sizes to ensure that the new housing provision contributes to meeting housing mix priorities by reason of an unacceptable concentration of one-bedroom units – overall and as part of constituent market and affordable elements; and by failing to demonstrate exceptional circumstances for the provision of studio units. The proposal is therefore contrary to London Plan (2021) policy D6 and Islington Local Plan (2023) policy H2.
6. **REASON:** By reason of the over provision of single aspect units, low levels of daylight and sunlight to conventional housing and student accommodation, the unjustified provision of studio flats, the lack of private amenity space provision (particularly for family units), the poor quality and insufficient provision of communal open space, the failure to provide a sufficient quantum, quality and mix of play facilities for children and young people of all age ranges and abilities, failure to provide 10% of housing as M4(3) wheelchair accessible housing and failure to provide an appropriate management and maintenance plan for the student accommodation, the proposal would not provide an acceptable standard of living accommodation for all future residents. The proposal is, therefore, contrary to London Plan (2021) policy D5, D6, D7, S3 and Local Plan Policy (2023) H4, H5, H6 and SC2.
7. **REASON:** The proposal fails to provide sufficient detail to demonstrate the proposal's compliance with sustainable design and green infrastructure requirements. Key insufficient information includes but is not limited to the proposal's failure to: demonstrate a minimum on-site reduction in total (regulated and unregulated) emissions of at least 27% beyond Part L of the 2013 Building Regulations; provide sufficient detail on how the development will reduce the potential for overheating and reliance on air conditioning systems, in line with the cooling hierarchy; fully investigate and implement all reasonable on-site opportunities to improve air quality in line with the GLA Air Quality Positive Guidance; demonstrate compliance with the GLA Circular Economy Statement Guidance, including failure to take a whole-site circular economy approach; and fails to demonstrate that the proposal would not have an adverse ecological impact on protected species and local biodiversity. The proposal is therefore contrary to Section 15 of the National Planning Policy Framework (2024), London Plan (2021) policies GG3, S11, S12, S14, S17 and D3, Islington Local Plan (2023) policies S1, S2, S4, S5, S6, S7, S8, S9, S10, G2, G4, G5 and the GLA Whole Life Carbon Assessments Guidance (2022) and GLA Air Quality Positive Guidance (2023).

8. **REASON:** The proposal fails to provide sufficient detail to demonstrate that the proposed development would achieve the highest standards of fire safety and ensure the safety of all building users. The proposal is therefore contrary to London Plan (2021) Policy D5 and D12.
9. **REASON:** By reason of the failure to provide 10% of housing as M4(3) and the failure to provide sufficient evidence to demonstrate the provision of accessible routes to and within homes, sufficient habitable room and bathroom provisions within the entrance floors of homes, sufficient accessible circulation space and fit out details, accessibility of refuse and recycling stores and a lack of accessible cycle parking and mobility scooter parking facilities, the proposal fails to provide adequate measures to address accessibility and inclusive design requirements. The proposal therefore fails to demonstrate that it would result in inclusive, accessible buildings and open spaces which meets the needs of intended occupiers and visitors. The proposal is therefore contrary to the NPPF (2024), London plan (2021) policies D5, D6 and H15, Islington Local Plan (2023) policy PLAN1, H2, H4 and G4 and the guidance within Islington's Inclusive Design SPD (2014) and Islington Streetbook SPD (2012).
10. **REASON:** The proposed development, by virtue of its inappropriate footprint, scale, siting and massing would result in significant physiological short, medium and long term harm to the vitality and health of trees of significant amenity within the site. Furthermore, insufficient information has been submitted to demonstrate that trees will be protected during construction and ensure their continued vitality. The proposal would therefore be harmful to the trees at the site and, is contrary to London Plan (2021) policy G7 and Islington Local Plan (2023) policies G1 and G4.
11. **REASON:** The proposal fails to demonstrate that the proposed basement areas would not cause an unacceptable degree of harm in line with the criteria set out in Islington Local Plan (2023) Policy DH4. The proposal is therefore contrary to London Plan (2021) policy D10, Islington Local Plan (2023) policy DH4 and the guidance within Islington's Basement Development SPD (2016).
12. **REASON:** Insufficient information has been provided to assess the impact of the proposed development with regard to biodiversity net gain. In the absence of an acceptable Biodiversity Net Gain assessment and relevant Metric Calculations, it has not been demonstrated that the mandatory 10% Biodiversity Net Gain would be provided as part of the development. The proposal would therefore be contrary to Article 7 of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), the NPPF (2024) Section 15, London Plan (2021) policy G6 and Islington Local Plan (2023) policy G4.
13. **REASON:** In the absence of an appropriate Section 106 legal agreement, the application fails to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (including, but not limited to, highway and footway reinstatement works, affordable housing provision, compliance with the Code of Construction Practice including monitoring fee, compliance with Code of Employment & Training and facilitation of work placements; Compliance with Code of Local Procurement; provision of accessible parking bays; carbon offsetting requirements, and Travel Plan requirements), and as such, the proposal fails to accord with policies GG4, E11, H4, H6, SI 2, T4 and T6.1 of London Plan (2021), policies B5, H3, S1, T1 and T3 Islington Local Plan (2023), Islington Site Allocations (2023) - Site Allocation ARCH5, Islington's Planning Obligations SPD (2020), the Environmental Design SPD (2012).



**14. REASON:** The submitted Environmental Statement does not include information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment. It is therefore contrary to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Certified that this document contains a true record of a decision of the Council

Yours faithfully



**KAREN SULLIVAN  
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT  
AND PROPER OFFICER**

DRAFT

## APPLICANT'S RIGHTS FOLLOWING THE GRANT OR REFUSAL OF PERMISSION

### 1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **8 weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **you must appeal 28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

**If you intend to submit an appeal that you would like examined by Inquiry** then you must notify the Local Planning Authority ([planning@islington.gov.uk](mailto:planning@islington.gov.uk)) and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

## **2. Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.

## **3. General Information**

A planning permission does not constitute a listed building consent. Listed building consent is required before any works of development or alteration (internal or external) are undertaken to a building included on the Statutory List of Buildings of Architectural or Historic Interest.

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

A development for which permission is granted may require new rights over other people's land such as: rights to receive light and air, rights of way, access, freeholder consent, party wall award. In such situations it is appropriate to seek professional advice. Please be aware that as such matters relate are private law matters, the council cannot advise you. If planning permission is given in respect of land adjoining land belonging to the council or another public authority, you are advised to consult that authority in its capacity as landowner about your proposals. Examples of land belonging to the council include: Public Parks, Gardens, Housing Estates, Estate Roads and Public Buildings such as Council Offices, Libraries and Swimming Pools.

## **4. If you require further advice please visits our website at [www.islington.gov.uk](http://www.islington.gov.uk) or email [planning@islington.gov.uk](mailto:planning@islington.gov.uk)**