

London Borough of Islington

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Authority Monitoring Report - 2018-19

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1 Summary

- 1.1 The Council plays an important role in shaping Islington's future, and is keen to ensure that the planning process contributes to furthering equality, reducing poverty and improving wellbeing amongst the borough's residents.
- 1.2 This Authority Monitoring Report (AMR) reviews the implementation of the council's adopted Local Plan. The AMR helps understand the successes and limitations of current planning policies alongside wider socio-economic changes which helps inform the council to consider appropriate changes that could make policies more effective in the future.
- 1.3 The AMR covers the 1 April 2018 – 31 March 2019 financial year.
- 1.4 Key messages from the report include:

Housing: A robust five-year housing supply is identified. However, delivery is below target levels for the monitoring period. Under-delivery in 2018/19 is considered anomalous and due to issues that are outside the council's control. There have been some sites, including City North, the Almeida sites and the King's Cross Triangle site which will together deliver over 600 units, where delivery has consistently been delayed. The council has no control over this, and this has now materialised in an under delivery on housing targets. The Council has made a significant contribution to affordable housing completion in London and the sub-region in previous years and projects to do in years to come.

Employment Spaces: During the monitoring period, there was a net increase in the overall quantum of B-use floorspace. In Employment Priority Areas (general) there was a net increase in the quantum of business floorspace within and outside town centres. However, there was a net decrease in the overall quantum of business floorspace in Employment Growth Areas. Since 2013, 69 prior approval schemes have been completed, resulting in a loss of 41,977sqm of office floorspace. At the time of writing there were 123 extant permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted, there would be a borough-wide net increase in B1(a) floorspace of 165,597sqm.

Shops, culture and services: During the monitoring period, there was a net increase of 533sqm Town Centre use floor space across the four Town Centres; only Angel Town Centre recorded a net loss of total Town Centre floor space. The increase in floor space across all Town Centre uses can be primarily attributed to the gains made across A3, B1(a) and D2 use classes. From applications granted in 2018/19, there was a net increase of 829sqm of entertainment and night time activity uses approved in Town Centres. Outside of Town Centres and the Bunhill and Clerkenwell key area, a net increase of 828sqm was recorded.

Health, open space, play and sport: There were no changes to the quantity of publicly accessible open space in the borough for the monitoring period. However, two schemes at Papworth Gardens (Planning Application Reference: P2015/2190/FUL) and the Former Moorfields Primary School (Planning Application Reference: P112564) contributed to a total of 2,091sqm private estate amenity space. There was a net loss of 592sqm of Sites of Importance for Nature Conservation (SINC's) from the development at 351 Caledonian Road (Planning Application Reference: P2014/0609/FUL).

Implementation, infrastructure and planning obligations: £3,092,455.91 was received through the Community Infrastructure Levy (CIL) in the reporting year. In addition, over £4.5m was negotiated for planning obligations, around £1.85m of which came from affordable housing small sites contributions.

Accessible and adaptable housing: In 2018/19 for schemes where accessible housing policies could be applied, 8.6% of new housing completed was wheelchair accessible or adaptable and 94.6% met general needs adaptable standard.

Site Allocations: A number of allocated sites have received planning permission or started/completed development.

2 Introduction

- 2.1 Local authorities have a key role to play in place shaping. This includes working with local people, businesses and services to set out a vision for how the borough will change. The council's use of its planning powers is one way that it can shape the future of Islington.
- 2.2 This Annual Monitoring Report (AMR) reviews how effective the council has been in using its planning policies to positively influence the development of the borough. This is Islington's eleventh AMR and covers the period from 1 April 2018 to 31 March 2019.
- 2.3 This AMR is the seventh report to specifically monitor Islington's Core Strategy (the principal document within the council's Local Plan), which was adopted towards the end of the 2010/11 monitoring year.
- 2.4 A significant number of new indicators were introduced in the 2013/14 monitoring period following the adoption of the Development Management (DM) Policies Development Plan Document (DPD) in June 2013. The 2019 AMR is the fourth report to monitor the suite of DM policy indicators. The AMR also monitors implementation of other DPDs adopted at the same time as DM Policies – Site Allocations and the Finsbury Local Plan.
- 2.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force in April 2012. These regulations introduced a change in terminology for monitoring reports, from "Annual Monitoring Reports" to "Authority Monitoring Reports". However, Islington is still committed to producing its monitoring report on an annual basis to a similar timeframe as previously, and therefore will continue to use the term "Annual Monitoring Report", although this will meet the regulatory requirement for an "Authorities Monitoring Report".
- 2.6 These regulations also introduced a requirement for local authorities to report on what acts of co-operation have been carried out under the Duty to co-operate, and to report on Community Infrastructure Levy (CIL) receipts and expenditure. Section 3 of the AMR provides information on how these regulatory requirements have been addressed.
- 2.7 The AMR offers insights into how planning policies have contributed towards tackling key issues facing the borough. It does this by monitoring progress against some of the indicators identified in the Core Strategy and DM Policies DPD.
- 2.8 Most Core Strategy and DM Policy indicators are accompanied by a target. Indicators, targets and the information source are displayed in a box, as per the example below. Further data or commentary is provided where necessary.

Indicator	Target (current)	Progress
Development Management 5.4.2: Affordable workspace secured: 2018/19 (i) Within major schemes (ii) Through financial contributions	Increase provision	Positive Progress
Source: LBI, Cdpsmart development monitoring system; LBI E & R, S106 Team		

2.9 Progress against each target is summarised as follows:

- Positive progress towards achieving target;
- Little or no progress towards achieving target,
- NA and or neutral, or
- Not on course to meet target

List of 2018/19 Indicators

2.10 The following tables show the full list of indicators for the 2018/19 AMR. There is potential crossover between some Core Strategy and Development Management Policies indicators. The council will keep these indicators under review and potentially amalgamate any similar indicators in future; any changes will be signposted in the AMR.

2.11 Indicators not collected in this monitoring period have been greyed out in the tables below – the council has focused on monitoring a number of specific indicators in this AMR but may continue to monitor other indicators in future reports.

Core Strategy Indicators (CS)

Indicator ref	Indicator name	AMR chapter
CS 1.2	Change in retail floorspace in key area – Archway	12. Key Areas
CS 1.3	Number of additional residential dwellings completed in key area – Archway	12. Key Areas
CS 1.4	Progress of public realm improvements, e.g. pedestrian and cycling environment, gyratory – Archway	12. Key Areas
CS 1.5	Progress on improvements to open spaces including Archway park – Archway	12. Key Areas
CS 2.1	Change in B Use employment floorspace by type in key area – Finsbury Park	12. Key Areas
CS 2.2	Change in retail floorspace in key area – Finsbury Park	12. Key Areas
CS 2.3	Number of additional residential dwellings completed in key area – Finsbury Park	12. Key Areas
CS 2.4	Progress of public realm improvements, e.g. pedestrian and cycling environment - Finsbury Park	12. Key Areas
CS 3.1	Change in B Use employment floorspace by type in key area – Nag's Head and Upper Holloway Road	12. Key Areas
CS 3.2	Change in retail floorspace in key area – Nag's Head and Holloway Road	12. Key Areas

CS 3.3	Number of additional residential dwellings completed in key area – Nag’s Head and Upper Holloway Road	12. Key Areas
CS 3.4	Progress of public realm improvements, e.g. pedestrian and cycling environment - Nag’s Head and Upper Holloway Road	12. Key Areas
CS 4.1	Change in B Use employment floorspace by type in key area – Highbury Corner and Holloway Road	12. Key Areas
CS 4.2	Change in retail floorspace in key area – Highbury Corner and Holloway Road key area	12. Key Areas
CS 4.3	Number of additional residential dwellings completed in key area – Highbury Corner and Holloway Road	12. Key Areas
CS 4.4	Progress of public realm improvements, e.g. pedestrian and cycling environment, Highbury Corner – Highbury Corner and Holloway Road	12. Key Areas
CS 5.1	Change in B Use employment floorspace by type in key area – Angel and Upper Street	12. Key Areas
CS 5.2	Change in retail floorspace in key area – Angel and Upper Street	12. Key Areas
CS 5.3	Number of additional residential dwellings completed in key area – Angel and Upper Street	12. Key Areas
CS 5.4	Number of new jobs accommodated in key area – Angel and Upper Street	12. Key Areas
CS 5.5	Change in cultural and arts uses in key area – Angel and Upper Street	12. Key Areas
CS 5.6	Progress of public realm improvements, e.g. pedestrian and cycling environment, Chapel Market – Angel and Upper Street	12. Key Areas
CS 6.1	Change in B Use employment floorspace by type in key area – King’s Cross	12. Key Areas
CS 6.2	Change in retail floorspace in key area, with specific reference to three Local Shopping Areas wholly within key area – King’s Cross	12. Key Areas
CS 6.3	Number of new jobs accommodated in Key Area – King’s Cross	12. Key Areas
CS 6.4	Number of additional residential dwellings completed in Key Area – King’s Cross	12. Key Areas
CS 6.5	Progress of public realm improvements in Key Area, e.g. pedestrian and cycling environment, Caledonian Road – King’s Cross	12. Key Areas
CS 7.1	Change in B Use employment floorspace by type in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.2	Change in retail floorspace in Key area – Bunhill and Clerkenwell	12. Key Areas
CS 7.3	Number of additional residential dwellings completed in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.4	Change in leisure, cultural, arts and hotel uses in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.5	Number of new jobs accommodated in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.6	Progress of public realm improvements in Key Area, e.g. pedestrian and cycling environment, Farringdon Station area – Bunhill and Clerkenwell	12. Key Areas
CS 8.1	Additions and losses to retail floorspace outside of Key Areas	12. Key Areas
CS 8.2	Main public realm improvements outside of Key Areas, e.g. pedestrian and cycling environment	12. Key Areas
CS 8.3	Improvements/additions to open spaces outside of Key Areas	12. Key Areas

CS 8.4	Changes in B Use employment floorspace by type outside of Key Areas	12. Key Areas
CS 9.1	Changes in the number of conservation areas and listed buildings	8. Heritage and urban design
CS 10.1	Required environmental standards of major new developments approved	9. Sustainable design and waste
CS 10.2	Number and proportion of car-free housing developments	9. Sustainable design and waste
CS 10.3	Total percentage carbon reduction from major developments	9. Sustainable design and waste
CS 10.4	Number and proportion of residential schemes committed to achieving a daily water usage of 95 litres or less per person	9. Sustainable design and waste
CS 10.5	Number and size of schemes committed to connecting to DE networks	9. Sustainable design and waste
CS 10.6	Financial contributions to offsetting CO ₂ emissions secured from new development	9. Sustainable design and waste
CS 10.7	Number and proportion of major developments committed to incorporating SUDS	9. Sustainable design and waste
CS 11.1	Total tonnage of household waste generated, which has been sent by Islington for recycling, reuse or composting	9. Sustainable design and waste
CS 11.2	Percentage of households in Islington served by a kerbside collection of at least two recyclables	9. Sustainable design and waste
CS 11.3	Average household waste per person sent for recycling, reuse or composting/not sent for recycling, reuse or composting	9. Sustainable design and waste
CS 11.4	Percentage of local authority collected waste sent to landfill	9. Sustainable design and waste
CS 11.5	Percentage of household waste sent for recycling, reuse and composting	9. Sustainable design and waste
CS 11.6	Amount of local authority collected waste arising and managed by management type	9. Sustainable design and waste
CS 12.1	Plan period and housing targets (London Plan 2011)	5. Housing
CS 12.2	Net additional dwellings for the reporting year	5. Housing
CS 12.3	Net additional dwellings for previous five years	5. Housing
CS 12.4	Net additional dwellings in future years	5. Housing
CS 12.5	Managed delivery target	5. Housing
CS 12.6	Gross and net affordable housing completions	5. Housing
CS 12.7	Mix of dwelling sizes provided by new developments	5. Housing
CS 12.8	Number and proportion of housing schemes that provide: (i) wheelchair housing; and (ii) meet flexible homes standards	14. Inclusive Design
CS 12.9*	New and converted dwellings on previously developed land	5. Housing
CS 12.10	Completed non-self-contained units by type	5. Housing
CS 12.11	Contributions to student bursaries from student accommodation developments	5. Housing
CS 12.12	Net additional pitches (Gypsy and Traveller)	5. Housing
CS 13.1	Total amount of additional employment (B Use) floorspace - by type and size	6. Employment spaces
CS 13.2	Number of employment and training opportunities secured through S106 agreements	6. Employment spaces
CS 13.3	Financial contributions to childcare facilities from large non-residential developments (in £s)	6. Employment spaces

CS 13.4*	Total amount of employment floorspace on previously developed land	6. Employment spaces
CS 14.1	Total amount of floorspace for Town Centre uses (Use Classes A1, A2, A3, A4, A5, B1(a) and D2): (i) within Town Centres; and (ii) within the Finsbury Local Plan area	7. Shops, culture and services
CS 14.3	Additions/losses of new hotels/visitor accommodation	7. Shops, culture and services
CS 15.1	Total area of green roofs on new development	10. Health, open space, play and sport
CS 15.2	Quantity of publicly accessible open space (ha)	10. Health, open space, play and sport
CS 15.3	Additions to open space provision in the borough	10. Health, open space, play and sport
CS 15.4	Change in area of food growing sites	10. Health, open space, play and sport
CS 15.5	Loss and gain of Sites of Importance for Nature Conservation (SINCS)	10. Health, open space, play and sport
CS 15.6	Area and proportion of the borough designated as deficient in access to nature (ha and %)	10. Health, open space, play and sport
CS 16.1	New/improved play spaces including on estates and through planning obligations (inclusion in development and financial contributions)	10. Health, open space, play and sport
CS 17.1	Additions/losses and improvements to sports facilities in the borough including progress on Queensland Road, Finsbury Leisure Centre and Sobell Centre	10. Health, open space, play and sport
CS 18.1	Funding secured through planning obligations for infrastructure facilities and services	13. Implementation, infrastructure & planning obligations
CS 19.1	Number and proportion of health impact assessments for major development proposals	13. Implementation, infrastructure & planning obligations

*These indicators are former Core Output Indicators and are not listed in Islington's Core Strategy. However, it was felt necessary to retain these following the deletion of the suite of Core Output Indicators, as this data will enable us to see trends in Previously Developed Land (PDL) development, and whether there are any trends of development on non-PDL land, i.e. open space, SINCS, back gardens.

Development Management Indicators* (DM)

Indicator Reference	Indicator Name	AMR Chapter
DM 2.1.2	Number of buildings over 30 metres approved outside Bunhill and Clerkenwell Key Area	8. Heritage and urban design
DM 2.3.1	Change in the number of entries on the council's Local List	8. Heritage and urban design
DM 2.4.1	Number of permitted developments which infringe: (i) the Mayor of London's strategic views (ii) local protected views	8. Heritage and urban design
DM 2.5.1	Change in the number of protected landmarks	8. Heritage and urban design
DM 3.8.1	Proportion of habitable rooms in new sheltered housing and care homes that are wheelchair accessible	14. Inclusive Design
DM 3.8.2	Amount of new sheltered housing and care homes, by number of habitable rooms	5. Housing
DM 3.9.1	Proportion of all new student accommodation units built to be wheelchair accessible	14. Inclusive Design
DM 3.9.2	Completed non-self-contained units by type: (i) within areas identified for student accommodation development; and (ii) outside areas identified for student accommodation	5. Housing
DM 4.1.1	Net change in retail (A1) floorspace where quantum is less than 80sqm; and number of occurrences	7. Shops, culture and services
DM 4.2.1	Total net floorspace of entertainment and night-time activities (including A3, A4, A5 and D2 uses that happen in the evening or at night) approved: (i) within Town Centres (ii) outside Town Centres (excluding Bunhill and Clerkenwell Key Area)	7. Shops, culture and services
DM 4.3.1	Number of applications refused on the grounds of concentration of similar uses: (i) upheld at appeal (ii) dismissed at appeal	7. Shops, culture and services
DM 4.3.2	Number of applications for A5 use approved within 200 metres of primary or secondary schools	7. Shops, culture and services
DM 4.4.1	Proportion of units within Town Centres that: (i) are in A1 use (ii) are vacant (iii) have changed to C3 use within the monitoring year	7. Shops, culture and services
DM 4.5.1	Proportion of units within Primary and Secondary frontages that are: (i) in A1 use (ii) vacant	7. Shops, culture and services
DM 4.6.1	Proportion of units within Local Shopping Areas that: (i) are in A1 use (ii) are vacant (iii) have changed to C3 use within the monitoring year	7. Shops, culture and services
DM 4.7.1	Net change in A1 floorspace outside Town Centres and Local Shopping Areas	7. Shops, culture and services
DM 4.9.1	Proportion of units within frontages on Fonthill Road and Camden Passage that are:	7. Shops, culture and services

	(i) in A1 use (ii) vacant	
DM 4.10.1	Number of Public Houses with loss/reduction in A4 floorspace	7. Shops, culture and services
DM 4.11.1	Additions/losses of new hotels/visitor accommodation floorspace outside identified locations	7. Shops, culture and services
DM 4.11.2	Proportion of new hotel rooms that are wheelchair accessible	14. Inclusive Design
DM 4.12.1	Net change in floorspace of cultural, community and social facilities / infrastructure (D1 use and D2 cultural/community uses)	7. Shops, culture and services
DM 5.2.1	Net change in business floorspace within: (i) Employment Growth Areas; (ii) Town Centres; (iii) Employment Priority Areas	6. Employment spaces
DM 5.2.3	Office to Residential Permitted Development Rights losses	6. Employment spaces
DM 5.3.1	Net change in industrial use (B1c, B2, B8) floorspace within Locally Significant Industrial Site	6. Employment spaces
DM 5.4.1	Net change in B1 floorspace (buildings with a floorplate of 1,000sqm or less)	6. Employment spaces
DM 5.4.2	Affordable workspace secured: (i) within major schemes; (ii) through financial contributions	6. Employment spaces
DM 6.2.2	Financial contributions secured for off-site public open space improvements (excluding CIL)	10. Health, open space, play and sport
DM 6.5.1	Number of trees under a Tree Preservation Order which have been removed and not conditioned to be reprovided	10. Health, open space, play and sport
DM 7.2.1	Proportion of minor new-build residential developments of one unit or more which achieve an on-site reduction of 25% in CO ₂ emissions	9. Sustainable design and waste
DM 7.3.1	Number and proportion of all major developments that: (i) commit to connect to a Decentralised Energy Network; (ii) commit to develop or connect to a Shared Heating Network	9. Sustainable design and waste
DM 7.3.2	Extent of Decentralised Energy Networks within Islington (existing, planned and potential)	9. Sustainable design and waste
DM 7.4.1	Required environmental standards of minor residential developments approved	9. Sustainable design and waste
DM 7.5.1	Number and proportion of major new-build developments that incorporate overheating mitigation measures	9. Sustainable design and waste
DM 8.3.1	Progress on key schemes in identified in the Local Implementation Plan (LIP)	11. Transport
DM 8.4.1	Total number of off-street cycle parking spaces provided for: (i) residential uses (ii) other uses	11. Transport
DM 8.5.1	Total increase in on-site vehicle parking spaces, by type	11. Transport
DM 8.5.2	Total number of car-club parking spaces (on and off-street)	11. Transport

DM 8.6.1	Proportion of retail developments over 200sqm gross floor area where provision for delivery and servicing is provided off-street	11. Transport
DM 9.1.1	Funding secured through planning obligations for non-infrastructure facilities by type (e.g. off-site provision of affordable housing)	13. Implementation, infrastructure and planning obligations

*Some indicators listed in the table will not be monitored in the AMR due to difficulty collecting information; repetition of other indicators; and the fact that some indicators do not report anything meaningful. In addition, the names/focus of some indicators in the table have been amended; and new indicators may be added to cover gaps in monitoring.

Site Allocations Monitoring

2.12 The Site Allocations Development Plan Document does not set out specific monitoring indicators, but the council is keen to monitor the progress of allocated sites coming forward. The AMR provides a brief update on selected allocations which have progressed during the monitoring period.

Finsbury Local Plan Monitoring

2.13 Section 12, Table 3 of the Finsbury Local Plan identifies several indicators to monitor implementation of the plan. The council has decided not to use these indicators explicitly; instead, implementation of the FLP will be monitored through specific DMP and CS indicators, which have been amended to include reference to relevant FLP designations, e.g. Indicator DM5.2.1 which will monitor the FLP Employment Priority Area designations in addition to Employment Growth Area and Town Centre designations originally identified in the list of DMP indicators set out in Section 10 of the DMP.

3 Planning Policy Update

Islington's Local Plan

- 3.1 The **Local Development Scheme (LDS)** sets out the council's timetable for producing new planning documents. Appendix 1 shows the LDS at the time of writing. The council's most up-to-date LDS can be viewed on the council's website.
- 3.2 Islington have prepared a **Local Plan** which will form Islington's overarching statutory Development Plan for the next 15 years, in conjunction with the London Plan (prepared by the Mayor of London). The Local Plan is made up of several **Development Plan Documents (DPDs)**. Adopted DPDs are the primary means of assessing planning applications in the borough, unless material considerations indicate otherwise. Before they can be formally adopted, DPDs must undergo a rigorous assessment, including multiple rounds of public consultation and public examination hearings chaired by an independent planning inspector.
- 3.3 **Supplementary Planning Documents (SPDs)** support DPDs by providing further guidance on how Local Plan policies will be delivered. SPDs do not make new policy and are not subject to the same adoption process as DPDs. However, they are capable of being a material consideration when assessing planning applications.
- 3.4 In addition to SPD's, the Local Plan is also supported by the **Statement of Community Involvement**, a **Policies Map** which maps all designations and policy requirements of the Local Plan, and an **Authorities Monitoring Report** (this document).
- 3.5 Table 3.1 summarises the progress made on the key DPDs in the reporting year (1 April 2018 to 31 March 2019), against the milestones set out in the LDS which was made in place at the end of the monitoring period.

Table 3.1 – Progress against LDS milestones

Document	Milestone	Proposed	Achieved
Core Strategy and Development Management Policies review (possibly merge into a single document)	Scope of the review consultation	Nov 2016	Yes consultation completed as expected
Core Strategy and Development Management Policies review (possibly merge into a single document)	Publication of DPD and start of consultation	June/July 2017	No. Start if review of London Plan in 2016 caused a pause in DPD preparation to take account of policy changes, Consultation on Reg 18 in November 2018.
Site Allocations	Publication of DPD and start of consultation	June/July 2017	No. Start of review of London Plan in 2016 caused a pause in DPD preparation to take account of policy changes. Consultation on Reg 18 in Feb 2018 and further consultation on Reg 18 in Nov 2018.

Finsbury Local Plan (subsequently re-named Bunhill and Clerkenwell Local Plan)	Publication of DPD and start of consultation	June/July 2017	No. Start of review of London Plan in 2016 caused a pause in DPD preparation to take account of policy changes. Consultation on Reg 18 in Nov 2018.
North London (Joint) Waste Plan	Scope of the review consultation	July 2015	Yes. Reg 18 consultation carried out
North London (Joint) Waste Plan	Publication of DPD and start of consultation	Summer/autumn 2016	No. Further work was undertaken to ensure that the proposed submission plan takes account of changes to the London Plan and the National Planning Policy Framework. Consultation on Reg 19 in March 2019.

Neighbourhood Planning

3.6 On 6 September 2018, Islington Council designated their part of the Finsbury Park and Stroud Green Neighbourhood Area and Forum. Part of the proposed neighbourhood area is in the London Boroughs of Hackney and Haringey and related neighbourhood area and forum applications were approved by Hackney and Haringey Councils in September 2018.

National guidance and regulations

3.7 The government first published its National Planning Policy Framework (NPPF) in March 2012; the latest update was published in February 2019. This document sets out how councils should produce planning documents to guide the development and use of land within a local authority's boundary.

3.8 In 2011, the Localism Act introduced a "Duty to Co-operate" which requires Local Planning Authorities to constructively and actively engage with relevant bodies, as part of an ongoing process, to maximise effective working on the preparation of Development Plan Documents in relation to strategic matters. The NPPF provides further information on 'maintaining effective cooperation' stating that effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy.

3.9 The Localism Act states that a Local Planning Authority must cooperate with other Local Planning Authorities to maximise effectiveness of plan-making. For Islington these are (primarily) the neighbouring Local Planning Authorities (the City of London and the London Boroughs of Hackney, Camden and Haringey) and the Mayor of London. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) prescribe additional bodies that are subject to the duty to cooperate within a particular planning area. In addition, Local Planning Authorities should also have regard to the Local Enterprise Partnership (in Islington’s case, the Mayor of London) when considering the duty to cooperate.

Table 3.2 – Details of cooperation with relevant bodies (up to end of March 2019)

Organisation	Nature of cooperation
London Borough of Camden	<ul style="list-style-type: none"> • Consulted and responded during formal plan-making stages of Local Plan – adopted 2017; • Cooperated on housing evidence base; commissioned a joint SHMA in spring 2014 and published in 2017. • Regular face-to-face meetings to discuss strategic priorities across borough boundaries. • Liaised on Mount Pleasant Neighbourhood Area and Forum designation and subsequent discussions.
London Borough of Haringey	<ul style="list-style-type: none"> • Consulted and responded during formal* plan-making stages of Local Plan – adopted 2017; • Regular face-to-face meetings to discuss strategic priorities across borough boundaries, including primary education needs. • Liaised on Finsbury Park and Stroud Green Neighbourhood Area and Forum application.
City of London	<ul style="list-style-type: none"> • Consulted and responded during formal* plan-making stages of City of London Local Plan – adopted 2015; • Consulted and responded during informal plan-making stages of City Plan 2036; • Regular face-to-face meetings to discuss strategic priorities, including site visits to ensure consistency of approach in protecting locally important views of St. Paul’s Cathedral.
Mayor of London (including functions previously held by the Homes and Communities Agency)	<ul style="list-style-type: none"> • Consulted and responded on new draft London Plan (November 2017) and attendance [ongoing] at examination in public; • Consulted and responded on MCIL2; • Cooperation on City Fringe Opportunity Area, including development of the Opportunity Area Planning Framework document; • Ongoing collaboration in relation to all DPD policies and the council’s affordable housing policy in particular; • Liaison on the production of the Holloway Prison SPD; • Work on the Strategic Housing Land Availability Assessment (SHLAA).

	<ul style="list-style-type: none"> • Work related to exemptions from Permitted Development rights; and to inform future Article 4 Directions
The Environment Agency	<ul style="list-style-type: none"> • Responded during consultation on draft Local Plan in November 2018.
Historic England	<ul style="list-style-type: none"> • Responded during consultation on draft Local Plan in November 2018.
Natural England	<ul style="list-style-type: none"> • Responded with no comments during consultation on draft Local Plan in November 2018.
Clinical Commissioning Groups	<ul style="list-style-type: none"> • No response during consultation on draft Local Plan in November 2018.
Transport for London	<ul style="list-style-type: none"> • Responded during consultation on draft Local Plan in November 2018. • Ongoing discussions on key transport development projects, including Old Street and Highbury Corner gyratories and Crossrail.
The Civil Aviation Authority	<ul style="list-style-type: none"> • No response during consultation on draft Local Plan in November 2018.
The Office of Rail Regulation (via the Secretary of State at the Department for Transport)	<ul style="list-style-type: none"> • No response during consultation on draft Local Plan in November 2018
The Highways Authority (in this instance the Highways Agency)	<ul style="list-style-type: none"> • Responded during consultation on draft Local Plan in November 2018.
The Marine Management Organisation	<ul style="list-style-type: none"> • Responded during consultation on draft Local Plan Scope of the review to say no further consultation necessary
Local Enterprise Partnership	<ul style="list-style-type: none"> • See above- consulting the Mayor of London satisfies the requirements of the Town and Country Planning (Local Planning) (England) Regulations as amended, Regulation 4(2), relating to Local Enterprise Partnerships (LEP); the London Enterprise Panel, chaired by the Mayor of London, is the LEP for London.
Local Nature Partnership	<ul style="list-style-type: none"> • The London Local Nature Partnership (LNP) is the responsibility of the Mayor of London and is supported and co-ordinated by the Greater London Authority, on behalf of the Mayor of London.

**Formal stages are the preparation stage (The Town and Country Planning (Local Planning) (England) Regulations as amended, Regulation 18) and publication/proposed submission stage (The Town and Country Planning (Local Planning) (England) Regulations as amended, Regulation 19).*

Adopted Documents

- 3.10 **Core Strategy DPD (February 2011):** The Core Strategy is the most important document in Islington's planning framework, setting out strategic and spatial policies to guide development over the next 15 years. The Core Strategy was adopted on 17 February 2011.
- 3.11 **Development Management Policies DPD (June 2013):** This document sets out detailed policies for managing development across the borough. Its primary purpose is to give greater clarity about how the Core Strategy's strategic policies will be implemented.
- 3.12 **Site Allocations DPD (June 2013):** This document identifies strategic development sites within Islington and safeguards them for certain uses. Collectively these sites will contribute towards the implementation of the Core Strategy.
- 3.13 **Finsbury Local Plan (previously the Bunhill and Clerkenwell Area Action Plan) DPD (June 2013):** This document includes policies and site allocations for managing and implementing development (and related infrastructure improvements) in this important part of the borough.
- 3.14 **Holloway Prison SPD (January 2018):** This SPD provides planning guidance which sets out how the development of the Holloway Prison site should be approached by potential developers.
- 3.15 **Islington Urban Design Guide SPD (January 2017):** This SPD provides detailed design principles and standards for development across the whole of the borough. The SPD aims to influence how buildings look and fit within their setting; the layout and organisation of public spaces; and the appearance of street frontages. This newly adopted version replaced the previous version adopted in 2013.
- 3.16 **Planning Obligations (Section 106) SPD (December 2016):** This SPD sets out details of the council's policies relating to planning obligations, information on the level and types of obligations required from different sizes and types of development in Islington, the process for agreeing planning obligations and how this is integrated with the development management process. This newly adopted version replaced the previous version adopted in 2013.
- 3.17 **Location and Concentration of Uses SPD (April 2016):** This SPD will assess whether there will be an over-concentration of specific/ similar uses; and/or whether a proposed use is near to a school or another sensitive location which could, by virtue of the characteristics of the proposed use, cause adverse impacts. The SPD gives general advice with additional focus on three specific uses – hot food takeaway, betting shops and payday loan shops – which evidence suggests are more likely to cause adverse impacts where they are over-concentrated.

- 3.18 **Basement Development SPD (January 2016):** This SPD outlines the key design considerations that are to be taken into account in designing basements in Islington. It is intended to provide clarity for planning officers, developers and members of the public with regard to planning application proposing basement development, safeguard against potential environmental and amenity impacts, and aid consistency of decision making.
- 3.19 **Development Viability SPD (January 2016):** This SPD sets out guidance on development viability relating to the implementation of Development Plan policies, the nature and extent of information required by the council to enable it to robustly scrutinise viability assessments and current issues within the process. This will provide greater clarity to applicants when preparing planning applications and help to avoid delays in the decision making process.
- 3.20 **Preventing Wasted Housing Supply SPD (July 2015):** This SPD introduces measures to prevent future housing supply being left vacant, in order to ensure that new housing contributes to meeting Islington's and London's housing needs.
- 3.21 **Finsbury Park Development Framework SPD (March 2015):** This SPD focuses on the area directly west of Finsbury Park Station, which is currently the focus of development activity. In anticipation of development proposals that may come forward in the area in future years, the SPD provides a further layer of detail to the broad development objectives that are outlined in the adopted Finsbury Park Town Centre SPD (see below).
- 3.22 **Finsbury Park Town Centre SPD (June 2014):** This SPD sets out a single vision for the regeneration of Finsbury Park Town Centre, parts of which fall within each of Islington, Haringey and Hackney. This SPD includes an action plan to support the delivery of future improvement in the area.
- 3.23 **Inclusive Design in Islington SPD (February 2014):** This SPD aims to deliver an inclusive and sustainable environment within which all sections of the community enjoy the same benefits and opportunities in terms of housing, education, employment, culture, leisure, family and social life. To that end new development must be sufficiently flexible and versatile to adapt to diverse and changing needs, to reduce the need for costly and unwelcome moves, and improve individual life choices. This SPD superseded the Accessible Housing SPD.
- 3.24 **Cally Plan SPD (January 2014):** The Cally Plan SPD covers a section of Caledonian Road from the Regent's Canal north to Pentonville Prison known as the Cally, and the area to the west which connects the Caledonian Road to York Way and King's Cross. The SPD sets out a vision for the future of this area and includes projects and policy guidance to improve the Cally and achieve this vision.
- 3.25 **Student Accommodation Contributions for Bursaries (June 2013):** This SPD identifies the specific level of contribution which student accommodation developments will need to provide towards student bursaries for students leaving council care or facing other hardship to attend institutions of higher and further education.

- 3.26 **Affordable Housing Small Sites Contributions SPD (October 2012):** The Affordable Housing Small Sites Contributions SPD provides information about the requirements for financial contributions from minor residential planning applications (below 10 units) towards the provision of affordable housing in Islington.
- 3.27 **Environmental Design SPD (October 2012):** The Environmental Design SPD provides detailed design guidance of key sustainable design topics including minimising energy use and carbon emissions and sustainable building standards.
- 3.28 **Streetbook SPD (October 2012):** The Streetbook SPD sets out the council's standards for the design, construction and maintenance of the borough's public realm.
- 3.29 **Mount Pleasant SPD (February 2012):** The Mount Pleasant SPD was jointly produced by Islington and Camden Councils. It provides guidance on how the Mount Pleasant site, a 4.8-hectare site in the Clerkenwell area which straddles the Islington/Camden borough boundary, should be developed in future.
- 3.30 **Inclusive Landscape Design SPD (January 2010):** The inclusive Landscape Design SPD has been produced to fill a gap between guidance that relates to the built environment and that which refers to managing rural landscapes. The SPD provides guidance for Islington's own design teams, enables project managers to set standards for outside contractors and provides a reference point for officers assessing planning applications.
- 3.31 **Archway Development Framework SPD (September 2007):** This document sets out a policy framework on how key principles for the regeneration of Archway could be delivered, including guidance for future planning decisions.
- 3.32 **Nag's Head Town Centre Strategy SPD (May 2007):** This document sets out the aims and objectives for developing and managing the town centre, complementing the March 2004 Angel Town Centre Strategy Supplementary Planning Guidance.
- 3.33 **Statement of Community Involvement (July 2006):** The SCI sets out the council's approach to involving the public in the preparation of the documents that make up the LDF and in deciding planning applications, including how 'hard to reach' groups will be engaged.
- 3.34 **King's Cross Neighbourhood Framework SPD (July 2005):** This document aims to aid the sustainable regeneration of this rapidly changing area, and identifies a series of projects that seek to support local regeneration.

Work in Progress

- 3.35 **Islington Local Plan Review:** From 20 November 2018 to 14 January 2019, the Council consulted on Regulation 19 draft versions of the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell AAP documents.
- 3.36 **North London Waste Plan (NLWP) DPD:** The NLWP will identify sufficient land to allow the achievement of north London's combined apportionment targets for local authority collected waste set out in the London Plan, and will assist in moving London towards zero biodegradable and recyclable waste to landfill. The plan complements but is different in scope to the Joint Waste Strategy.
- 3.37 Islington, together with the London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey and Waltham Forest make up the North London Waste Authority (NLWA). The NLWA is responsible for the processing, treatment and disposal of local authority collected waste for all seven of the above mentioned north London boroughs. The NLWA has adopted a North London Joint Waste Strategy (NLJWS). This strategy covers the period up to 2020 and sets out the targets for reducing, reusing and recovering a greater proportion of the local authority collected waste which is generated in the NLWA area and for reducing the amount which is sent for disposal to landfill. New waste management facilities can help increase recycling and recovery and to meet these targets.
- 3.38 **Community Infrastructure Levy (CIL):** Islington's CIL charging schedule came into effect on 1 September 2014. Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended), the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) state that the local planning authority's monitoring report must contain the information specified in regulation 62(4) of CIL Regulations.
- 3.39 Islington's 2018/19 Regulation 62 Report states that CIL receipts during the monitoring period amounted to £3,092,455.91. Total CIL expenditure for the year was £4,001,524.37. Six items of strategic infrastructure received funds during the period covering various public realm improvements, improvements to the leisure and the council's power networks. Locally allocated CIL expenditure of £440,674.97 was spent across the majority of wards across the borough.
- 3.40 Islington's CIL allocation process was approved by the Council's Executive in September 2016 where it was agreed that funds will be split 50/50 between strategic and local infrastructure projects. The 50% Strategic CIL will be allocated by the Council to strategic priorities as part of the annual budget setting process. The 50% Local CIL will be allocated based on the recommendations of Ward Councillors and Ward Partnerships through the Ward Improvement Plan process already used for the allocation of S106 contributions.

- 3.41 Under Part 11 of the Planning Act 2008, the Government introduced the Community Infrastructure Levy (CIL), with the Community Infrastructure Levy Regulations, taking effect on 6th April 2010. The regulations authorise local planning authorities to charge a levy
- 3.42 **Article 4 Directions:** An article 4 direction is an order made by a local planning authority to restrict and remove certain Permitted Development rights for part of, or all, their area. In the monitoring period the following article 4 directions were made and confirmed. The council has the following article 4 directions in place:
- 3.43 In November 2016, three article 4 directions were made to withdraw the permitted development right to change from B1(c) use (light industrial) to C3 use (residential). These were made in relation to the Vale Royal / Brewery Road Locally Significant Industrial Site, the Central Activities Zone within Islington and other B1(c) locations across the borough. The three areas covered by these directions were subsequently confirmed and came into force on 3 November 2017.
- 3.44 In May 2016, three article 4 directions were made to withdraw the permitted development right to change from a shop (A1 use class) to a financial and professional service (A2 use class) relating to Town Centres, Local Shopping Areas and dispersed shops in the rest of the borough. The three directions came into force on 26 May 2017.
- 3.45 On 20 March 2018, the council made an article 4 direction to remove the PD right which allows the change of use from B1a (office) to C3 (residential) in the exempted part of the Islington CAZ.
- 3.46 Since the introduction of the Permitted Development rights up until the end of 2018/19 monitoring period, there has been a loss of 41,977sqm of office floorspace and the creation of 662 residential units.
- 3.47 However, there has been a decreasing general trend of office-to-residential permitted development in Islington. During the monitoring period a loss of 169sqm was recorded. This can be attributed to the aforementioned article 4 measures taking effect and that many of the boroughs available sites for office-to-residential have already been completed in previous monitoring years.

4 Housing

Headlines

- Robust five-year housing supply identified.
- The reporting year (2018/19) saw 76% of the London Plan overall housing target (1,264) met, made up of conventional (self-contained) homes and non-self-contained accommodation, with under-delivery of 304 units.
- Significant contribution to affordable housing completions in London and the sub-region.

Core Strategy Objectives	Securing a supply of housing which encourages mixed communities, where the main priority will be maximising provision of social rented housing. Mixed communities include (but are not limited to) different tenures, household size and ages (including families, older people and disabled people). Meeting and seeking to exceed the minimum regional targets for housing supply, with new housing contributing to increased quality of life for residents.
Core Strategy Policy	CS12
Development Management Policies	DM3.1 to DM3.9

4.1 Provision of a sufficient amount and appropriate mix of housing is a top priority for the borough and is central to the improvement of the future prosperity and wellbeing of Islington's residents.

Housing delivery and targets

4.2 The Mayor of London has set minimum housing targets for the individual boroughs which they should seek to meet and exceed.

Indicator	Target (current)	Progress
Core Strategy 12.1: Plan period and housing targets (London Plan)	<ul style="list-style-type: none"> • 4,680 units from 2011/12 to 2014/15 • 12,640 units from 2015/16 to 2024/25 	Positive Progress
Source: Greater London Authority, London Plan (consolidated with alterations since 2011), March 2015		

- 4.3 The purpose of this indicator is to show required housing provision over the plan period.
- 4.4 Islington's target was revised to 11,700 units from 2011/12 to 2020/21, with the annual target for the borough being 1,170 units disaggregated in to monitoring benchmarks for housing types as shown in Table 4.1. Islington reflected these as formal targets for the delivery of the different types of housing in its Core Strategy (2011).

Table 4.1 – Annual housing target breakdown (London Plan 2011)

Dwelling Type	Minimum annualised target (2011/12 - 2020/21)
Conventional units	922
Non-self-contained units, e.g., student accommodation	250
Vacant units brought back to use	0
Overall target (rounded down by GLA)	1,170

- 4.5 The Mayor of London published a further update to the London Plan in March 2015 which included revisions to the borough's housing targets (shown in table 4.2). These revisions are applicable from the current monitoring period (2018/19). Unlike previous iterations of the London Plan, the 2015 revisions include a combined benchmark for conventional and non-self-contained delivery.

Table 4.2 - Annual housing target breakdown (London Plan 2015)

Dwelling Type	Minimum annualised target (2015/16 - 2024/25)
Conventional supply and non-self-contained accommodation	1,242
Vacants returning back into use	22
Overall target	1,264

- 4.6 The Mayor of London published the draft new London Plan in December 2017 which includes a revised housing target for the borough. The draft London Plan is in its final stages of production with the Examination in Public progressing during the monitoring period. The revised housing target will be relevant for future year projections outlined later in this chapter.

Table 4.3 – Annual housing target breakdown (new London Plan 2017)

Dwelling Type	Minimum annualised target (2019/20 – 2028/29)
Overall target – Conventional supply and non-self-contained accommodation.	775

4.7 A conventional unit in Table 4.1 (above) refers to additional conventional (self-contained) homes created by building more dwellings as well as net gains in conventional homes from changes of use and conversions to residential. The London Plan published in 2015 no longer sets out disaggregated targets for conventional and non-self-contained housing. In addition, the draft new London Plan continues this and also removes the return of vacant housing to use from the target.

Islington Housing Trajectory

4.8 To show how housing targets can be met and exceeded, the National Planning Policy Framework (NPPF) requires boroughs to prepare a housing trajectory which illustrates the expected rate of housing delivery for the plan period. Islington’s Core Strategy spans the period from 2010/11 to 2024/25. The emerging Local Plan covers the period 2020/21 to 2035/36.

4.9 The NPPF requires local authorities to identify and update annually a supply of sites that can be delivered in the next five years, sites or broad locations for growth for the subsequent five years (years 6-10) and where possible for years 11-15.

4.10 In order to meet these requirements and place the anticipated housing completions in the context of past delivery, Islington’s housing trajectory shown in Table 1 has been designed to monitor:

- completions in the five-years preceding the current AMR reporting year 2018/19,
- known completions to date and projections for the current year (2019/20); and
- anticipated delivery that makes up a future 15-year housing supply (2020/21 to 2034/35)

4.11 In accordance with the NPPF, the fifteen-year supply covers the three five year phases: the five-year supply – upon which the NPPF places the greatest emphasis – relates to years 1 to 5 (2020/21 to 2024/25) and is largely made up of sites in the development pipeline that have received planning permission for housing development; years 6 to 10 which covers 2025/26 to 2029/30 and reflects anticipated growth from sites identified in the Islington Site Allocations document (both adopted and emerging) and carried forward into the London Strategic Housing Land Availability Assessment (SHLAA); and years 11 to 15 which takes in 2030/31 to 2034/35.

- 4.12 The NPPF makes clear that local authorities need only identify sites or broad locations for growth in years 6-10 and, 'where possible', years 11-15. PPG further clarifies that the identification of sites or broad locations for growth in years 11-15 is not essential.
- 4.13 For the purpose of producing the Housing Trajectory, the future supply of conventional housing makes a distinction between large sites (over 0.25 hectares) and small sites (under 0.25 hectares). This is consistent with the classifications in the London Plan, which was informed by the pan-London SHLAA process, on which Islington collaborated with the Greater London Authority (GLA) and other London boroughs.
- 4.14 Table 4.2 (overleaf) shows the past completions and anticipated housing delivery between 2013/13 and 2035/36.

Table 4.2 – Islington Housing Trajectory

	Past 5 years					Reporting year	Current year	Five year supply					Years 6-10					Year 11 onwards					
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Vacancies Returning to Use																							
Projected							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total vacancies returned to use	105	62	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non Self-Contained																							
Past Completions	287	287	484	885	-3	192	0																
Projected Completions							34	13	0	0	0	47	0	0	0	0	0	0	0	0	0	0	0
Total Non-self-contained	287	287	484	885	-3	192	34	13	0	0	0	47	0	0	0	0	0	0	0	0	0	0	0
Conventional																							
Past Completions	1,429	969	1,156	808	470	768	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected Large Sites							733	1,196	555	616	350	415	308	220	227	0	0	109	77	184	183	183	0
Projected (permitted) small sites							148	148	95	34	18	0	0	0	0	0	0	0	0	0	0	0	0
Projected windfall small sites							0	0	0	450	466	484	484	484	484	484	484	484	484	484	484	484	484
Projected Total small sites							148	148	95	484	484	484	484	484	484	484	484	484	484	484	484	484	484
Projected Total							881	1,344	650	1,100	834	899	792	704	711	484	484	593	561	668	667	667	484
Total Conventional Dwellings	1,429	969	1,156	808	470	768	881	1,344	650	1,100	834	899	792	704	711	484	484	593	561	668	667	667	484
Total Past completions	1,821	1,318	1,672	1,693	467	960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Completions							915	1,357	650	1,100	834	946	792	704	711	484	484	593	561	668	667	667	484
Cumulative Total Projected Completions								1,357	2,007	3,107	3,941	4,887	5,679	6,383	7,094	7,578	8,062	8,655	9,216	9,884	10,551	11,218	11,702
Cumulative London Plan Housing target								775	1,550	2,325	3,100	3,875	4,650	5,425	6,200	6,975	7,750	8,525	9,300	10,075	10,850	11,625	12,400
Total Completions	1,821	1,318	1,672	1,693	467	960	915	1,357	650	1,100	834	946	792	704	711	484	484	593	561	668	667	667	484

Source: 2019 Housing Trajectory data, LDD development monitoring system, GLA and Cdpsmart development monitoring system, LBI

Note: The figures in table 1 differ from the net additional dwelling statistic produced by MHCLG (Live Tables 122, 123 and 124). This is likely because the MHCLG figures are a snapshot at the time of data submission in September 2019, whereas the figures in table 4.2 are updated on an ongoing basis as data about completions is received.

Permitted non-self-contained sites are counted on the basis of a 1:1 unit to bedrooms ratio, as these applications were permitted on this basis. Any non-self-contained schemes not yet permitted are projected on the basis of a 1:2.5 unit to bedrooms ratio, which reflects the new draft London Pla

Housing Delivery – previous five years (2013/14 to 2017/18)

Indicator	Target (current)	Progress
Core Strategy 12.3: Net additional dwellings for previous five years	6,038 homes	Positive Progress
Source: 2019 Housing Trajectory data, CDPSmart development monitoring system, LBI		

Table 4.4 – Net additional completions 2013/14 to 2017/18

Year	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Conventional net completions	1,429	969	1,156	808	470	4,832
Non-self-contained net completions	287	287	484	885	-3	1,940
Vacancies Returning to Use	105	62	32	0	0	199
Total net additions	1,821	1,318	1,672	1,693	467	6,971
LP target	1,170	1,170	1,170	1,264	1,264	6,038

4.15 The previous five years (between 2013/14 to 2017/18) saw:

- 115% of the overall housing target of 6,038 dwellings met, with excess delivery of 933 in the five years, considering conventional (self-contained) homes, non-conventional (non-self-contained) homes and vacancies returning to use.
- 112% of the overall housing target (6,038) met by conventional and non-conventional housing alone, with excess delivery of 734, without reliance on vacancies returning to use.

Housing delivery – reporting year (2018/19)

Indicator	Target (current)	Progress
Core Strategy 12.2: Net additional dwellings for the reporting year	1,264 overall made up of: 1,242 self-contained 22 vacancies returned to use	Not on track
Source: Greater London Authority, London Plan (consolidated changes version), July 2019		

Table 4.5 - Net completions 2018/19 (all categories)

Type of housing	2018/19 completions	London Plan target
Net conventional units	768	1,242*
Net non-self-contained units	192	
Vacancies returning to use	0	22
Total units	960	1,264

*The London Plan published in 2015 no longer sets out disaggregated targets for conventional and non-self-contained housing. There is a target of 22 units per year for vacancies returning to use, with an aggregated target of 1,242 for other types of housing.

- 4.16 The reporting year (2018/19) saw 76% of the London Plan overall housing target (1,264) met, made up of conventional (self-contained) homes and non-self-contained accommodation, with under-delivery of 304 units.
- 4.17 2018/19 is the second year since the introduction of housing targets that Islington has failed to meet the annualised benchmark. Whilst disappointing, the council is still on track to deliver significant amounts of housing in excess of plan period targets in the Local Plan and London Plan. In addition to this, the council's housing target will go down following adoption of the new London Plan. Tables 4.5 and 4.6 below provide analysis on projections based on the new London Plan housing targets.
- 4.18 Under-delivery in 2018/19 is considered anomalous and due to issues that are outside the council's control. As part of the production of the annual housing trajectory, the council undertakes research on the likely completion dates of various large sites. For the past few trajectories, there have been some sites, including City North, the Almeida sites and the King's Cross Triangle site which will together deliver over 600 units, where delivery has consistently been delayed. The council has no control over this, and this has now materialised in an under delivery on housing targets.
- 4.19 A further factor that has affected delivery figures for the reported year is the Packington Estate redevelopment. This development includes 522 units (gross) replacing 252 already existing units. The development has multiple phases and 317 units have been completed gradually since 2014/15, leaving a further 205 to be completed. Existing units on such sites are typically not 'netted off' until final completion and the Packington Estate is projected to complete in 2019/20. Despite delivery of a large number of units in 2018/19, these have not been accounted for in the figures for 2018/19 to take account of the existing dwellings that need to be 'netted off' as the site has not fully completed. A further update on the Packington Estate will be provided in next year's AMR.

Housing delivery – current year (2019/20) actual completions/projections

Table 4.6 – Net additional completions/projections (current year 2019/20)

Housing type		Number of dwellings	Target
Conventional	Completions to date ¹	0	775 ²
	Net completions projected	881	
	Sub total	881	
Non-self-contained	Completions to date ³	0	
	Net completions projected	34	
	Sub total	34	
Vacancies returning to use ⁴	Completions to date	0	
	Net completions projected	0	
	Sub total	0	
All	Grand total	915	

4.20 Considering known completions to date coupled with projections for the current year (2019/20), the housing trajectory anticipates 118% of the London Plan overall housing target (775) to be met, with excess delivery of 140 units, made up of conventional (self-contained) homes and non-self-contained accommodation.

4.21 This figure is still only a projection at this point, and exact figures will not be known until the 2020 starts and completions survey is completed and results analysed.

¹ Completions to date are those completed at the time of the 2019 starts and completions survey conducted in summer 2019.

² The new London Plan target is expected to apply from 2019/20, with adoption of the plan expected in 2020.

³ Completions to date are those completed at the time of the 2019 starts and completions survey conducted in summer 2019.

⁴ The council has not projected any supply from vacancies returning to use in future, as they will no longer be a component of housing supply in the new London Plan.

Future Projections

Indicator	Target (current)	Progress
Core Strategy 12.4: Net additional dwellings in future years	<ul style="list-style-type: none"> 7,750 units from 2019/20 to 2028/29 775 units per annum 	Positive Progress
Source: 2019 Housing Trajectory data, Cdpsmart development monitoring system, LBI		

4.22 The future supply of conventional housing in the housing trajectory is based on:

- Housing in the pipeline of permissions (deliverable sites):** these are sites with extant planning permission (including prior approvals), either under construction or not yet started. Sites under 0.25 hectares which have not yet started are subject to a drop-out rate based on trends in recent years. The projected completion years for sites under 0.25 hectares have been derived from previous average completion times, taking into account their relative size within this broad category. Sites over 0.25 hectares have not been subject to a drop-out rate. The completion years for these larger sites have been derived from specific information obtained from developers/landowners or phasing set out in relevant site allocations in the Local Plan.
- Planned housing on sites without permission (developable sites):** these are sites over 0.25 hectares which are largely identified through site allocations and the SHLAA. Completion years are a best estimate, having been derived from engagement with landowners/developers as well as indicative site allocation phasing from relevant Local Plan documents (where appropriate). The trajectory includes several new allocations from the Local Plan Review which were not included in the SHLAA; these do not fall within the five-year supply.
- Unknown small windfall delivery:** An element of delivery from small 'windfall' sites (less than 0.25 hectares) is included. This is taken from the small sites component of the London Plan housing target (484 units) which is derived from past trends of small sites housing delivery. This has been built into the trajectory starting from 2022/23 (year three of the five-year supply), allowing a reasonable lead in time for windfalls to gain permission and complete development. If there are already units from the pipeline of permissions projected for completion in a given year which also includes an element of windfall, an amount to make up the difference is added as the windfall allowance.

Five-year supply

4.23 Projections for the five-year supply (2020/21 to 2024/25), shown in Table 4.6, anticipates 127% of the London Plan overall housing target (775 per annum for the five-year period 2020/21 to 2024/25, aggregated at 3,875) to be met, with excess delivery of 1,034, considering conventional (self-contained) homes and non-self-contained accommodation.

Table 4.7 – Five-year supply projections (based on updated housing targets in new London Plan)

Housing type	2020/21	2021/22	2022/23	2023/24	2024/25	Five-year supply total (as a % of LP Target)
Conventional net additions	1,344	650	1,100	834	899	4,827
Non self-contained net additions	13	0	0	0	47	60
Total net additions	1,357	650	1,100	834	946	4,887 (126%)
LP Target	775	775	775	775	775	3,875
Note: Because of the distribution methodology used in the housing trajectory, yearly totals include decimal points and when rounded, this may result in a slight variation in totals.						

Year's 6-10 projections

4.24 Table 4.7 shows projections for the years 6-10 supply based on the new London Plan targets. These projections anticipate 82% of the London Plan overall housing target (775 per annum for the five year period 2025/26 to 2029/30, aggregated at 3,875) to be met, with under-delivery of 700, considering conventional (self-contained) homes and non-self-contained accommodation.

4.25 The overall projected delivery for the ten-year period from 2020/21 to 2029/30 is 8,084, which would exceed the housing target for this period (aggregated at 7,750) by 334 units, or 4%.

Table 4.8 – Years 6-10 projections (based on updated housing targets in new London Plan)

Housing type	2025/26	2026/27	2027/28	2028/29	2029/30	Years 6-10 total
Conventional net additions	792	704	711	484	484	3,175
Non self-contained net additions	0	0	0	0	0	0
Total net additions	792	704	711	484	484	3,175
LP Target	775	775	775	775	775	3,875

Note: Because of the distribution methodology used in the housing trajectory, yearly totals include decimal points and when rounded, this may result in a slight variation in totals.

Housing delivery – reporting years in focus

4.26 The following indicators provide more detailed information on important aspects of housing policy in the reporting year in addition to the information on housing delivery and targets discussed above.

Conventional (self-contained) housing

Affordable housing

Indicator	Target (current)	Progress
Core Strategy 12.6: Gross and net affordable housing completions (Islington Development Database)	50% of conventional homes (of which 70% social housing and 30% intermediate)	Positive Progress

Source: LDD Housing Completions, LBI 18/19

4.27 The delivery of affordable housing is one of Islington Council’s highest priorities. The purpose of this indicator is to show affordable housing delivery in the monitoring year, using data from the council’s development monitoring database. The planning approvals that contributed to affordable housing delivery in the reporting year were approved between 2011 and 2019.

4.28 Islington’s Core Strategy sets a strategic affordable housing target of 50% for the borough. Although the London Plan altered the social/intermediate split to 60/40, Islington’s Core Strategy retains the former 70/30 social rented/intermediate split, reflecting the high level of need for social rented housing in the borough. Islington’s Housing Strategy 2014-19 sets out Islington’s continued priority to secure social rented accommodation.

- 4.29 After the adoption of the Islington Core Strategy in 2011, the Government introduced a new form of affordable housing known as Affordable Rent (AR). This product, as defined in the NPPF, enables rents to be set at up to 80% of local market rents. Alterations to the London Plan were published in October 2013 to incorporate the AR product into the affordable housing tenure split. London Plan Policy 3.11 states that 60% of new affordable housing provision in London should be for social and affordable rent and 40% for intermediate rent/sale; the London Plan therefore makes no distinction between AR and social rent housing in terms of meeting need.
- 4.30 Table 4.8 shows the gross and net affordable housing delivery in the social rented and intermediate tenures, against the gross and net totals for all conventional housing, including market housing for sale, completed in the reporting years.
- 4.31 It should be noted that the two part completed applications (P2014/3363/FUL – Dover Court Estate and P2014/5216/FUL King Square Estate & Part of Moreland Primary School) are included in the housing delivery figures for the monitoring period. Both schemes will deliver more dwellings in future years and will continue to be reported on in future monitoring years.

Table 4.9 – Affordable housing completions – number and proportion (of net and gross conventional housing delivery 2018/19)

Year	Affordable homes total	Social rent	Shared ownership
2018/19 gross	345	287	-
2018/19 net	260	207	-
Gross affordable housing percentage	41.2%	34.3%	-
Net affordable housing percentage	33.8%	26.9%	-
Source: LDD Housing Completions, LBI 18/19 Note: Totals may differ due to rounding			

*Units delivered as part of the Packington Estate development have not been accounted for to take account of the existing dwellings that need to be netted off. A further update on the Packington Estate will be provided in the 2019/20 AMR.

- 4.32 This is not an accurate reflection of the site-specific percentages achieved on schemes which contributed to affordable housing delivery in the reporting year, as a proportion of the overall housing delivery in the monitoring year (around 120 units in total) was from minor schemes. In addition, 10 units were delivered through permitted development rights and 64 units were secured via certificate of lawfulness. Minor schemes, certificates and prior approvals make up approximately 14.3% of the total gross delivery over the monitoring periods but they have no policy requirement to provide on-site affordable housing.

4.33 Considering those schemes which triggered the on-site affordable housing requirement, ten schemes were required to provide on-site affordable housing. On these schemes, the level of affordable housing provided was on average 61.5%.

4.34 Future commitments to the development of affordable homes by the council should also be acknowledged. The council has developed its own housebuilding programme and is committed to utilising its own land, particularly small parcels of land on existing housing estates to accelerate council house building and deliver 550 council homes by 2022

Tenure Split

4.35 Table 4.9 shows the tenure split between social rented and intermediate housing completed in the monitoring period.

Table 4.10 – Tenure split of gross affordable housing delivery 2018/19

Social Rented homes	Intermediate homes	Total affordable homes
287	58	345

4.36 The tenure split of the 345 affordable homes completed in 2018/19 is approximately 83% social rented/17% intermediate. This exceeds the variation on the 70/30 social rented/intermediate tenure split set out in the Core Strategy. This is considered acceptable as social rented accommodation is the priority form of affordable housing in terms of meeting housing need.

Mix of Dwelling Sizes

4.37 The Council aims to ensure the delivery of a mix of housing across different tenures to meet people’s needs and encourage and promote mixed communities in Islington.

Indicator	Target (current)	Progress
Core Strategy 12.7: Mix of dwelling sizes provided by new developments	A range consistent with the Islington Housing Needs Assessment	Not on track
Source: LDD Housing Approvals, LBI 18/19		

4.38 The purpose of this indicator is to show the mix of dwelling sizes across the different tenures of homes built in the monitoring year. Although the monitoring framework in the Core Strategy refers to Planning Standards Guidelines, the acceptability of the housing mix on residential developments has been determined with reference to Islington’s Local Housing Needs Assessment (LHNA) which was published in 2008 and reflects a more up-to-date picture of required dwelling sizes. An updated Strategic Housing Market Assessment (SHMA) was published by the Council in 2017.

Table 4.11 – proportion of dwelling sizes by tenure built 2018/19

Monitoring Year	Tenure	1-bed	2-bed	3-bed	4-bed or more
2018/19	Market	39.7%	42.7%	15.5%	2.1%
	Intermediate	36.2%	63.7%	-	-
	Social rented	28.9%	41.8%	19.5%	9.75%

Note: individual percentages may not add to 100% due to rounding

4.39 Table 4.10 shows the mix of dwelling sizes/tenures of housing completed in Islington in the monitoring year. It should also be noted that a significant proportion of housing delivery comes from minor development. As the housing size mix is not an explicit requirement for minor schemes, it is therefore expected that minor schemes may result in a less optimum mix and skew overall figures.

4.40 Across the monitoring period, 10 units were delivered through prior approval schemes. Assessment of prior approval applications is limited to specific categories; therefore, the proposed housing size mix cannot be considered. 90% of prior approval schemes delivered in the reporting year were one-beds or studios.

4.41 Turning to the proportion of dwelling sizes achieved across each tenure, one bedroom and studio flats contributed significantly to the delivery of market housing. This does not align with the private housing mix sought by policy, as one-bedroom units are not the priority unit size, while the provision of studios is actively discouraged.

4.42 The over-provision of one-bedroom units corresponds to a proportionate under-provision of two-bedroom market homes; whilst family housing (three-bedroom and four or more bedrooms) met the threshold outlined in the council’s housing mix requirements.

4.43 Completions in the social rented tenure, do not reflect the mix sought in the Local Plan. This is not a particular concern as the council’s Housing Department is consulted on schemes including affordable housing and takes account of need arising from short term interventions to address issues such as over or under crowding when providing feedback on proposals. Notably, a significant proportion of two-bedroom social rented and intermediate homes were built in the monitoring year to the detriment of larger three and four bedroom social rented homes.

Non-self-contained housing

Indicator	Target	Progress
Core Strategy 12.10; and Development Management 3.9.2: Completed non-self-contained units by type (i) within areas identified for student accommodation development; and (ii) outside areas identified for student accommodation	All student accommodation (excluding existing pipeline at time of Core Strategy adoption, February 2011)	Neutral
Source: LDD Housing Approvals, LBI 18/19		

Indicator	Target	Progress
Development Management 3.8.2: Amount of new sheltered housing and care homes, by number of habitable rooms	No target	Neutral
Source: CDPSmart development monitoring system, LBI, 2019		

4.44 The purpose of this indicator is to show the number of gross new non-self-contained dwellings being built by type and location. Completions in terms of net delivery of non-self-contained accommodation against the boroughs overall housing target have already been assessed as part of indicator CS12.2.

4.45 Islington's Core Strategy directs student accommodation development to two areas/sites close to City University, EC1 and at London Metropolitan University (LMU), N7. The respective boundaries are identified in the Finsbury Local Plan and Site Allocations documents. Table 4.14 shows the types of non-self-contained housing completed in the monitoring years, both within and outside the areas identified for student accommodation.

Table 4.12 – Non-self-contained accommodation by location: bed spaces from approvals and completions (2018/19)

Type of non-self-contained accommodation	City University sites (no. of bedrooms)	LMU sites – Holloway Road (no. of bedrooms)	Other (no. of bedrooms)	All (no. of bedrooms)
Student accommodation	0	257	0	257
Residential institution	0	0	15	15
Hostel	0	0	-80	-80
HMO	0	0	0	0
Total	0	257	-65	192

4.46 The vast majority of non-self-contained accommodation completed in the monitoring period was student accommodation, which came from just one scheme at 295 Holloway Road (257 bedrooms), within the allocated area close to the LMU.

4.47 There was a loss of 80 hostel bedrooms in the reporting year. This relates to the redevelopment of Ada Lewis House at 1 Dalmeny Avenue where the site was redeveloped to provide 45 residential units.

Student bursary contributions

4.48 Islington's Core Strategy requires student accommodation developments to provide funding for bursaries for students leaving council care and other Islington students facing hardship who are attending a higher or further education establishment. The Planning Obligations SPD provides further guidance on the Core strategy policy and identifies the specific level of contribution which student accommodation developments will need to provide towards student bursaries.

4.49 In 2018/19 Islington received £114,000 towards student bursaries.

Gypsy and Traveller pitches

4.50 In the monitoring period, no Gypsy and Traveller pitches were delivered in Islington. As of the end of the monitoring period, there were no existing pitches in the borough (either authorised or unauthorised).

4.51 Islington's Core Strategy sets appropriate criteria, consistent with Government policy, to provide a basis for decisions in the event that applications nevertheless come forward.

5 Employment Space

Headlines
<ul style="list-style-type: none"> • As of 31 March 2019 there were 123 extant permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted there would be a borough-wide net increase in B1(a) floorspace of 165,597sqm. • During the monitoring period, there was a net increase of 9,534sqm B-use floorspace. • There was no change in B1(b) floorspace. • There were no changes in B use floorspace in the Vale Royal/Brewery Road LSIS during the monitoring period. • There was a net loss of 1,055sqm of business floorspace in employment growth areas during the monitoring period. The entirety of this loss was within the B1(a) use class. • Since 2013, 69 prior approval schemes have been completed, resulting in a loss of 41,977sqm of office floorspace.

Core Strategy Objectives	<p>To maintain the growth in employment by ensuring a broad range of opportunities exist for all types and size of businesses across all parts of Islington.</p> <p>To safeguard existing business spaces, including spaces suitable for SMEs, and improve existing provision.</p> <p>To tackle worklessness through training and employment initiatives.</p>
Core Strategy Policy	CS13
Development Management Policies	DM5.1 to DM5.4

- 5.1 Islington's Local Plan seeks to support the continued development of a strong and diverse local economy which expands the job opportunities for residents and people in the wider London region by promoting new and/or intensified employment floorspace, particularly business (B use) floorspace. It encourages a range of types and sizes of new workspaces to encourage flexibility and ensure that supply meets local demand. The approach is aimed at supporting sectors and businesses that can adapt to changing circumstances in order to ensure long term economic sustainability in Islington, while avoiding over reliance on individual sectors.
- 5.2 The south of the borough lies within London's Central Activities Zone (CAZ), and the Finsbury Local Plan sets out how in this location the Council will meet the needs of local residents while supporting London's role as the UK's most significant hub of economic activity. The CAZ is anticipated to accommodate the majority of the increase in business floorspace over the plan period; maximisation of business floorspace in the CAZ as well as in designated Employment Growth Areas (EGAs), Town Centres and the Locally Significant Industrial Site will provide a significant element of business floorspace. Together with policies which robustly protect existing business floorspace across the borough, this will ensure that the council can meet projected employment growth targets.

Overall B Use floorspace

Indicator	Target	Progress
Core Strategy 13.1: Total amount of additional (B use) employment* floorspace by type and size	Net increase in overall provision	Positive Progress
	2018/19	
Source: LBI, Cdpsmart development monitoring system		
Note: Floorspace is Gross Internal Area		

**Please note that this indicator reports on net increase in completed floorspace across the B1, B2 and B8 employment use classes. 'Town centre' employment uses are monitored via Core Strategy indicator 14.1.*

Indicator	Target	Progress
Development Management 5.2.1: Net change in business floorspace within	(i), (ii), (iii) and (iv):	Positive Progress
2018/19	Maintain or increase provision	
i. Employment Growth Areas		
ii. Town Centres		
iii. Employment Priority Areas (office)		
iv. Employment Priority Areas (general)		
Source: LBI, Cdpsmart development monitoring system		

Indicator	Target	Progress
Development Management 5.3.1: Net change in industrial (B1c, B2 and B8) floorspace within Locally Significant Industrial Site	Maintain or increase provision	Positive Progress
	2018/19	
Source: LBI, CDPsmart development monitoring system		

5.3 Table 5.1 summarises the net gains/losses in business floorspace from developments completing during the monitoring period, by type and location. The table is followed by written commentary.

Table 5.1 – Gains/losses in B use floorspace in 2018/29, by use and location

	B1a	B1b	B1c	B1 not specified	B2	B8	Total
Gross floorspace (sqm)	13,543	0	0	0	0	31	13,574
Net floorspace (sqm)	11,638	0	-500	0	0	-1,604	9,534
Specific employment designations (net floorspace in sqm)							
Within EGAs	-1,055	0	0	0	0	0	-1,055
Within EPAs (Office)	1,408	0	0	0	0	0	1,408
Within EPAs (General)	8,607	0	0	0	0	0	8,607
Within Town Centres	698	0	-500	0	0	0	198
Outside Town Centres	10,940	0	0	0	0	-1,604	9,336
Within LSIS	0	0	0	0	0	0	0
Core Strategy Key Areas (net floorspace in sqm)							
Angel and Upper Street	-1,166	0	0	0	0	0	-1,166
Archway	-122	0	0	0	0	0	-122
Bunhill and Clerkenwell	10,242	0	0	0	0	-1,388	8,854
Finsbury Park	606	0	-500	0	0	0	106
Highbury Corner and Holloway Rd	-268	0	0	0	0	0	-268
King's Cross	1,404	0	0	0	0	-247	1,157
Nags Head and Upper Holloway Rd	0	0	0	0	0	0	0
Within Key Areas	10,696	0	-500	0	0	-1,635	8,561
Outside Key Areas	942	0	0	0	0	31	973

Figures in this table may not always sum due to differences between Key Areas and employment designation boundaries

Overall B Use Floorspace

5.4 During the monitoring period, there was a net increase of 9,534sqm B-use floorspace. This can be attributed to the significant gain in B1 (a) floorspace of 11,638sqm. Net losses occurred in B1(c) of 500sqm and B8 of 1,604sqm. No change was recorded in B1(b) and B2 use classes over the monitoring period. The increase in overall business floorspace is significantly greater than the previous reporting years of 2015/16, 2016/17 and 2017/18 where there were net losses totalling 17,442sqm across all three years. The main reason for the positive change is the significant drop in use of the use of the Permitted Development right to change offices to residential use.

Overall B1(a) floorspace changes

5.5 Of the 29 schemes which involved a net gain or loss of B1a floorspace, 24 featured a net gain, amounting to a combined total sum of 13,543sqm, the single largest gain was at Royal Mail House, 148 Old Street (4,535sqm). Other notable gains were at 112-116 Old Street (1,539sqm) and Epworth House, 25-35 City Road (1,408sqm).

5.6 There were 5 schemes that featured a net loss amounting to a combined total of 1,905sqm. The single largest loss in office floorspace (1,198sqm) during the monitoring year was at 46-52 Pentonville Road, this was for a change of use to Class D1 university floorspace. The application was approved as it was considered to deliver an employment led use and an SME workspace was secured, alongside other s106 obligations, which was considered to be acceptable based on the specific circumstances of this site.

Overall B1(b) floorspace changes

5.7 There was no change in B1(b) floorspace.

Overall B1 (c) floorspace changes

5.8 There was just one scheme which involved changes to B1(c) and this resulted in a net decrease of 500sqm. The loss related to a redevelopment of the site at 97-103 Fonthill Road to provide nine residential and four retail units.

Overall B2 floorspace changes

5.9 There was no change in B2 floorspace.

Overall B8 floorspace changes

5.10 For B8 floorspace, a net loss of 1,604sqm was recorded. Three schemes directly contributed to net losses during the monitoring period. The most significant loss was at 37-47 Wharf Road (1,388sqm), where planning permission was granted for a major residential redevelopment of the site.

Employment Growth Areas

5.11 There was a net loss of 1,055sqm of business floorspace in employment growth areas during the monitoring period. The entirety of this loss was within the B1(a) use class.

Town Centres

5.12 There was a net gain of 198sqm of business floorspace in Town Centres during the monitoring period. Two schemes contributed to an uplift of 698sqm in B1(a) floorspace. However, 500sqm of B1(c) floorspace was lost as part of a residential redevelopment. There was no net change within the B1(b), B2 and B8 use classes.

Employment Priority Areas

5.13 In the general Employment Priority Area (EPA) there were 11 schemes completed during the monitoring period that resulted in a net change in B1(a) floorspace. Overall, there was a net increase of 10,015sqm in B1(a). There were no changes in B1(b), B1(c), B2 and B8.

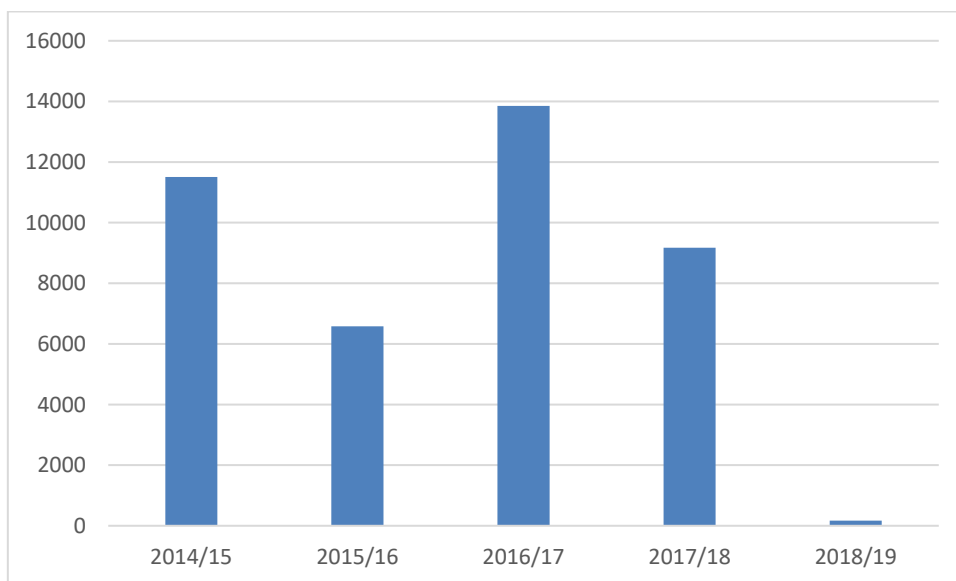
Locally Significant Industrial Site

5.14 There were no changes in B use floorspace in the Vale Royal/Brewery Road LSIS during the monitoring period.

Indicator	Target	Progress
Development Management 5.2.3: Office to Residential Permitted Development Rights losses	No target	N/A
Source: LBI, Cdpsmart development monitoring system		

- 5.15 In May 2013, the Government introduced a new Permitted Development (PD) right to allow offices to convert to residential use. Applicants wishing to utilise this new PD right must seek prior approval permission, the grant of which depends on a light-touch assessment of transport, flooding and land contamination issues. The Central Activities Zone (CAZ), part of which covers the south of Islington, is exempted from this PD right as approved by an article 4 Direction which came into force March 2019.
- 5.16 The Council has decided to monitor the impact of this PD right through the AMR, as it has very real potential to cause adverse impacts on Islington’s employment, design and housing policies, amongst others.
- 5.17 Since the introduction of the PD rights up until the end of the 2018/19 monitoring period, 69 prior approval schemes have been completed, resulting in a loss of 41,977sqm of office floorspace and the creation of 662 residential units. However, during the monitoring period only one prior approval scheme was completed at 1a Waterlow Road, bringing forward 4 residential units.
- 5.18 Figure 5.1 below shows the losses of B1a floorspace, from completed Prior Approval, broken down by financial year.

Figure 5.1 B1(a) losses by completion year for Office to Residential PD right



Indicator	Target (current)	Progress
Development Management 5.4.2: Affordable workspace secured: 2018/19 iii. Within major schemes iv. Through financial contributions	Increase provision	Positive Progress
Source: LBI, Cdpsmart development monitoring system; LBI E & R, S106 Team		

5.19 Islington’s Local Plan aims to secure a range of suitable workspaces suitable for SMEs, including specific affordable workspace where rents are charged below market rate and the space is leased through providers approved by the Council.

5.20 The table below shows the quantum of on-site affordable workspace that was secured and the amount of financial contributions collected during the monitoring period.

Table 5.2 Quantum on-site affordable workspace secured by financial year

Financial year	On-site affordable workspace (sqm)	Financial contributions
2018/19	-	£1,009,507

5.21 In the monitoring period no affordable workspace was secured. A total of £1,009,507 was secured in financial contributions towards affordable workspace from a 192-bedroom (C1) hotel development at 240 Seven Sisters Road. Policy DM5.4 of the Development Management Policies (2013) requires major development proposals within Town Centres to include 5% of proposed floorspace as affordable workspace. In this case it was agreed that a financial contribution was more appropriate than on-site delivery. This decision was based on the size, location and nature of the affordable workspace proposed.

Office Pipeline

5.22 The Council’s up-to-date evidence base projects an increase of 50,000 jobs in the Borough by 2036. The Employment Land Study (ELS) concludes that an additional 400,000sqm of office floorspace is required to meet this projected employment growth. The south of the borough, which largely covers the CAZ, is integral to realising these projections.

5.23 As of the end of the 2018/19 monitoring period, there were 123 extant permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted, there would be a borough-wide net increase in B1(a) floorspace of 165,597sqm. Over 50% of this total, or 86,027sqm, is made up of just four schemes: 20 Ropemaker Street (45,466 sqm), Cardinal Tower (16,616 sqm), Finsbury Tower (13,802 sqm) and 207-211 Old Street (10,143 sqm).

5.24 Considering the south of the borough separately, and more specifically the Bunhill and Clerkenwell wards, there were 69 extant planning permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted, there would be a net increase in B1(a) floorspace in the Bunhill and Clerkenwell wards of 142,784sqm. This makes up 86% of the total office pipeline.

5.25 Outside of Bunhill and Clerkenwell wards, if all 54 permissions are built out as permitted, there would be an additional 22,813sqm of B1(a) floorspace. This demonstrates that the north of the Borough also plays an important role in meeting the borough's employment growth targets.

6 Shops, culture and services

Headlines

- During the monitoring period, there was a net increase of 533sqm Town Centre floor-space for Town Centre uses across the boroughs four Town Centres.
- Nags Head was the only Town Centre to record net gain in A1 floorspace
- Angel Town Centre lost the most A1 use floorspace.
- No net losses were recorded with regards to B1(a) floorspace in town centres during this monitoring period.
- During the monitoring period, there was no net gain or loss of hotel/visitor accommodation bedrooms in the borough.
- There was a net increase of 829sqm of entertainment and night time activity uses approved in Town Centres.
- During the monitoring period there was a net loss of 1,851sqm in D1 floorspace (across 9 schemes) and a net gain of 356sqm in D2 floorspace (across 5 schemes).

Local Plan objectives	<p>Ensuring a range of provision of shopping, leisure and local services which serve the local community and support Islington's economy.</p> <p>Promote main Town Centre uses in a manner which complements and enhances the vitality, viability and character of Town Centres within Islington and neighbouring boroughs.</p> <p>Ensure appropriate location of visitor accommodation to help support the retail and service economy.</p>
Core Strategy Policy	CS14
Development Management Policies	DM4.1 to DM4.12

6.1 The adopted Local Plan and London Plan recognise Angel and Nag's Head as "Major Town Centres" and Archway and Finsbury Park as "District Town Centres". Main Town Centre Uses are mainly directed towards these locations, as well as Local Shopping Areas (LSAs) and certain parts of London's Central Activities Zone (CAZ).

6.2 Town Centre uses include A1 (retail), A2 (financial and professional services), A3 (cafes and restaurants), A4 (drinking establishments), A5 (hot food takeaways), B1(a) (offices) and D2 (Assembly and Leisure, which includes cinemas, music and concert halls, sports and leisure facilities).

Indicator	Target	Progress
Core Strategy 14.1: Total amount of floorspace for Town Centre Uses (Use Classes A1, A2, A3, A4, A5, B1 (a) and D2):	Maintain or increase provision	Positive Progress
i. Within Town Centres; and ii. Within the Finsbury Local Plan area		
Source: LBI, Cdpsmart development monitoring system		
Note: Floorspace is Gross Internal Area		

Table 6.1 – Net additions/losses in sqm, Town Centre use floorspace, 2018/19

Town Centre (net gain) 2018/19	Monitoring year	Angel Town Centre	Nag's Head Town Centre	Archway Town Centre	Finsbury Park Town Centre	Total Town Centres	Finsbury Local Plan Area
A1	2018/19	-267	24	0	-96	-339	12
A2	2018/19	-366	-341	0	52	-655	226
A3	2018/19	201	266	0	0	467	348
A4	2018/19	0	89	0	0	89	134
A5	2018/19	0	0	0	0	0	620
B1(a)	2018/19	0	0	0	698	698	10242
D2	2018/19	276	192	0	-195	273	0
Total	2018/19	-156	230	0	459	533	11582

- 6.3 During the monitoring period, there was a net increase of 533sqm Town Centre use floor space across the four Town Centres; only Angel Town Centre recorded a net loss of total Town Centre floor space. The increase in floor space across all Town Centre uses can be primarily attributed to the gains made across A3, B1(a) and D2 use classes.
- 6.4 For Town Centres specifically the following was recorded:
- Angel Town Centre saw gains in A3 (201sqm) and D2 (276sqm), with decreases in A1 (267sqm) and A2 (366sqm). There were no changes recorded for the use classes A4, A5 and B1(a). Overall, Angel experienced a net loss of 156sqm in Town Centre uses.
 - Nags Head Town Centre recorded gains in A1 (24sqm), A3 (266sqm), A4 (89sqm) and D2 (192sqm). It should be noted that Nags Head was the only Town Centre to record a net gain in A1 floorspace. No changes were recorded in A5 and B1a floorspace. The net loss of A2 (341sqm) floorspace is relatively significant, however this loss relates to a change of use permission to A1 and A3 sub-divided units.
 - Archway Town Centre recorded no changes in Town Centre uses during the monitoring period.
 - Finsbury Park Town Centre recorded a net gain of 459sqm. A net increase of 698sqm in B1(a) and 52sqm in A2 was counteracted by a net loss of 96sqm in A1 and 195sqm in D2 floorspace.
- 6.5 No net losses were recorded with regards to B1(a) floorspace in town centres during this monitoring period. Finsbury Park recorded a 668sqm increase in B1a floorspace, in future years this trend is expected to continue, due to the excellent transport links in Finsbury Park Town Centre.
- 6.6 The Finsbury Local Plan area saw a net increase of 11,582sqm over all main Town Centre uses. This gain was largely due to a significant increase in B1(a) use floor space of 10,242sqm. One permission, 4535sqm Royal Mail House, 148 Old Street, EC1V 9BJ. Elsewhere, gains were made in A1 (12sqm), A2 (226sqm), A3 (348sqm), A4 (134sqm) and A5 (620sqm).

Indicator	Target	Progress
Core Strategy 14.3: Additions/losses of new hotels/visitor accommodation	Maintain or increase provision within town centres	Positive Progress
Source: LBI, Cdpsmart development monitoring system		

Indicator	Target	Progress
Development Management 4.11.1: Additions/losses of new hotels/visitor accommodation floorspace outside identified locations	0	Positive Progress
Source: LBI, Cpds smart development monitoring system		

6.7 Hotels and other visitor accommodation can support retail and service uses and other uses such as cultural attractions. The Local Plan directs new hotels and visitor accommodation to Town Centres, the City Fringe Opportunity Area and areas within the CAZ which are in close proximity to national railway hubs.

6.8 During the monitoring period, there was no net gain or loss of hotel/visitor accommodation bedrooms in the borough.

6.9 As of the end of 2018/19 monitoring period, there were 7 extant permissions involving hotel bedrooms (gains and losses). If all of these were built out as permitted, there would be a borough-wide net increase of 853 hotel bedrooms. 70% of this total is made up of three schemes: 250 City Road (P2013/1089/FUL), 96-100 Clerkenwell Road (P2014/0373/FUL) and 240 (including 240A, B and C) Seven Sisters Road.

Indicator	Target	Progress
Development Management 4.2.1: Total net floorspace of entertainment and night-time activities (including A3,A4,A5 and D2 uses that happen in the evening or at night) approved: <ul style="list-style-type: none"> (i) within Town Centres (ii) outside Town Centres (excluding Bunhill and Clerkenwell Key Area) 	No Target	N/A
Source: LBI, Cpds smart development monitoring system *(A3, A4, A5 and D2 uses that happen in the evening or at night) approved: (i) within Town Centres; (ii) outside Town Centres (excluding Bunhill and Clerkenwell Key Area).		

6.10 From applications granted in 2018/19, there was a net increase of 829sqm of entertainment and night time activity uses approved in Town Centres. Outside of Town Centres and the Bunhill and Clerkenwell key area, a net increase of 828sqm was recorded.

Indicator	Target	Progress
Development Management 4.3.2 Number of applications for A5 use approved within 200 metres of primary or secondary schools.	0	Positive Progress
Source: LBI, Cpds smart development monitoring system		

6.11 During the monitoring period, no applications for A5 use were approved within 200m of a primary or secondary school.

6.12 There have been two planning approvals in Islington which have been recorded as resulting in an increase in A5 floorspace. They are: 36-38 Caledonian Road (Planning application reference: P2018/3355/FUL) and Cowcross Street (Planning application reference: P2019/1744/FUL).

Indicator	Target	Progress
Development Management 4.5.1: Proportion of units within Primary and Secondary frontages that are: (i) in A1 use; (ii) vacant.	Maintain 70% A1 use in Primary frontages in Major Town Centres; 60% in District Town Centres.	N/A
	Maintain 50% A1 use in Secondary frontages in all Town Centres	N/A

6.13 Indicator 4.5.1 is not included in this year's Monitoring Report as the town centres were not surveyed. The indicator will be included in next year's 2019/20 Monitoring Report.

Indicator	Target	Progress
Development Management 4.9.1: Proportion of units within frontages on Fonthill Road and Camden Passage that are: i. In A1 use; ii. vacant	i. Above 70% ii. Below 5%	Not on track
Source: LBI, Town Centre Retail Survey 2019		

6.14 Islington's Local Plan aims to protect and promote the role of specialist shopping areas in the borough. Two areas are specifically identified: Fonthill Road and Camden Passage.

Table 6.2: A1 Use and Vacancy Rate in specialist shopping areas

Percentage of A1 use on Fonthill Road	Vacancy rate	Percentage of A1 use on Camden Passage	Vacancy rate
83.54%	7.59%	67.56%	5.40%

6.15 The vacancy rates illustrated in Table 6.2 are likely a result of 2018/19 being a challenging year for A1 retailing. It should be noted however vacancy rates are at lower levels in Fonthill Road and Camden Passage than the last three monitoring years.

Indicator	Target	Progress
Development Management 4.12.1 Net change in floorspace of cultural, community and social facilities/infrastructure (D1 use & D2 cultural/community uses)	Maintain or increase provision	Not on track
Source: LBI, Town Centre Retail Survey 2019		

6.16 During the monitoring period there was a net loss of 1,851sqm in D1 floorspace (across 9 schemes) and a net gain of 356sqm in D2 floorspace (across 5 schemes).

6.17 The significant losses to D1 floorspace can be attributed to schemes at the Former Moorfields Primary School (P112564) and Whitehall Park Primary School (P2015/2913/FUL) that brought forward 65 and 46 residential units respectively.

7 Heritage and Urban Design

Headlines

- No tall buildings over 30m permitted outside of identified locations.
- No developments permitted that infringe on the Mayor’s strategic views or Islington’s local protected views.
- No new conservation areas designated.
- Five buildings, which form part of the Belvoir Estate, were Grade II listed during the monitoring period:
 - 1-15 Marie Lloyd Gardens
 - 1-27 Hillrise Road
 - 1-4 Edith Cavell Close
 - 34, 36 and 38 Hornsey Rise
 - 61-63 Hornsey Rise Gardens

Local Plan objectives	Protecting and enhancing Islington’s built and historic environment.
Core Strategy Policy	CS9
Development Management Policies	DM2.1, DM2.3 to DM2.5

- 7.1 Islington has a rich heritage of buildings and spaces which have been maintained and enhanced by the designation of Conservation Areas and listed buildings over much of the borough.
- 7.2 During the monitoring period; five buildings, which forms part of the Belvoir Estate, were Grade II listed:
- 1-15 Marie Lloyd Gardens
 - 1-27 Hillrise Road
 - 1-4 Edith Cavell Close
 - 34,36 and 38 Hornsey Rise
 - 61-63 Hornsey Rise Gardens
- 7.3 During the monitoring period no new conservation areas were designated.

Indicator	Target	Progress
Development Management 2.1.2: Number of buildings over 30 meters approved outside Bunhill & Clerkenwell Key Area	0	Positive Progress
Source: LBI Design & Conservation; assessment of Major Planning applications		

7.4 There were no buildings of over 30m in height approved outside Bunhill and Clerkenwell during the monitoring period.

8 Sustainable Design

Headlines
<ul style="list-style-type: none"> An overall contribution of £3,007,192.71 towards carbon offsetting was negotiated from major development over the monitoring period.

Local Plan objectives	<p>Minimising the borough’s contribution to climate change and ensuring we are able to cope with the effects of a changing climate.</p> <p>Reducing Islington’s impact on the environment by using resources, including energy, water and other materials, as efficiently as possible.</p> <p>Encourage walking and cycling over public transport use and encouraging all of these over car use.</p> <p>Delivering high quality, multi-functional green infrastructure alongside development throughout the borough.</p> <p>Promoting waste minimisation, re-use, recycling, composting and resource efficiency over landfill.</p>
Core Strategy Policy	CS10, CS11
Development Management Policies	DM6.5, DM6.6, DM7.1 to DM7.5
Environmental Design SPD	Detailed guidance on key sustainable design topics including minimising energy use and carbon emissions, sustainable building standards, minimising water consumption, enhancing biodiversity, climate change adaptation, sustainable materials and operational sustainability.

Sustainable design

8.1 Core Strategy Policy CS10 seeks to minimise Islington’s contribution to climate change and ensure that the borough develops in a way which respects environmental limits and improves quality of life. It aims to achieve this through:

- Securing zero carbon development;
- Strong performance on national sustainable buildings standards;
- Best practice water efficiency;
- Protection and enhancement of ecology;
- Adaptation to climate change;
- Use of low impact materials; and
- Design for sustainability in use (including by encouraging sustainable transport choices)

8.2 The Core Strategy provides a strong policy foundation to meet these objectives through the application of specific sustainable design policies, which was further strengthened by the adoption of the DM Policies DPD in June 2013, and the Environmental Design SPD in 2012. The DM Policies expand upon the objectives set out in the Core Strategy by setting minimum sustainability standards and best practice sustainable design criterion. The Environmental Design SPD provides detailed guidance on key sustainable design topics.

Indicator	Target	Progress
Core Strategy 10.6: Financial contributions to offsetting CO2 emissions secured from new development	All development requiring offset contribution	Positive Progress
Source: LBI, E & R Planning Policy audit of Major applications; LBI E & R, S106 Team		

8.3 Core Strategy Policy CS10 required major developments to offset all remaining operational CO2 emissions (after onsite measures have been implemented) associated with a scheme through a financial contribution towards measures which reduce CO2 emissions from the existing building stock.

8.4 The carbon offset element of Core Strategy Policy CS10 is reliant on a pricing mechanism set out in the Environmental Design SPD, which sets the price per tonne of carbon. The Environmental Design SPD was adopted in October 2012, which meant any major application submitted after this date was subject to the full requirements of policy CS10.

8.5 An overall contribution of £3,007,192.71 toward carbon offsetting was negotiated from major development over the monitoring period.

Table 8.1. Funding secured through planning obligation for Carbon offset (major developments)

Monitoring year	Negotiated	Received
2018/19	£3,007,192.71	£595,156.54

9 Open Space, Play and Sport

Headlines	
	<ul style="list-style-type: none"> One development was completed in 2018/19 resulting in the loss of 592sqm of designated SINC area at 351 Caledonian Road (5% of the site total). The scheme includes a number of mitigating factors to address this loss of SINC area.

Core Strategy objectives	Minimising the borough's contribution to climate change and ensuring we are able to cope with the effects of a changing climate.
	Delivering high quality, multifunctional green infrastructure alongside development through the borough.
	Protecting and enhancing biodiversity in the borough and increasing access to nature
Core Strategy policies	CS15, CS16 and CS17
Development Management Policies	DM6.1 to DM6.5

Indicator	Target	Progress
Core Strategy 15.2: Quantity of publicly accessible open space (ha)	Increase over lifetime of plan	Positive progress
Source: LBI Greenspace Asset Register		

- 9.1 Open space provides a number of important functions for residents and visitors to the borough. As spaces of play, relaxation and exercise, they are important for mental and physical health. Islington is the most densely populated local authority in England and Wales (ONS 2011 Census table QS102EW); therefore, preserving and enhancing existing open spaces and maximising opportunities for new open space is vitally important.
- 9.2 There have been three parks/gardens added, and one reduced in Islington since 2009. Two of these new open spaces are due to the regeneration of the Packington Estate. Packington Square Gardens was reduced from 1,949sqm to 1,197sqm, and two new open spaces were created: Packington Square: 1,292sqm, and Canalside Square: 1,669sqm.

- 9.3 The third new park created in Islington since 2009 as part of the residential development adjacent to Arundel Square Gardens (planning reference P022833). In this scheme the open space was extended on decking over the railway line, adding 2,712sqm to the existing square
- 9.4 Since 2009 the population of Islington has increased significantly, from 191,300 to 241,588. This has reduced the provision of open space per person, from 0.312ha per 1,000 people, to 0.252 per 1,000 people. Table 9.1 sets out the open space provision for parks and gardens in Islington.

Table 9.1 Existing Provision of Parks and Gardens

Hierarchy	Number of sites	Area of sites (ha)	Current population	Existing provision per 1000 population (ha)
A*. Strategic parks	1	11.262	241,588	0.047
A1. Major parks and gardens	7	20.026	241,588	0.083
A2. Small local parks and gardens	29	18.293	241,588	0.076
A3. Neighbourhood gardens/squares	64	11.263	241,588	0.047
TOTAL	101	60.845	241,588	0.252

- 9.5 This indicator includes all open spaces that are managed by the Council and accessible to the general public. It does not include private open spaces such as those on estates that are normally used by residents only.
- 9.6 The difficulty in providing new open space in such a dense urban borough is recognised by the Islington Open Space, Sport and Recreation Study. In addition to securing new open space the Council also seeks to improve the quality of existing open spaces, and to ensure they perform a number of roles – efficiently using the limited space available.

Indicator	Target	Progress
Core Strategy 15.3: Additions to open space provision in the borough	Maintain or increase provision, particularly in priority areas	Positive Progress
Source: LBI, Cdpsmart development monitoring system		

- 9.7 This indicator monitors the development of additional open space, both space which is managed by the council's Greenspace team; and additions of open space from new developments which are not managed by the Council.

Table 9.2 Schemes adding open space completed during monitoring period

Address and permission reference	Open Space	Notes
Papworth Gardens (P2015/2190/FUL)	161sqm	A new ball court/MUGA was created on the Papworth Gardens Estate through conversion of a fenced off greenspace fronting George's Road into a space enclosed with a 4.5m high rebound fence
Former Moorfields Primary School	1,430sqm	Ground floor communal courtyard

9.8 The two sites in Table 9.2 are not designated on the Council's emerging Local Plan Policy Map as they are not publically accessible parks and therefore do not meet the criteria. The sites provide private estate amenity space. Such examples are important to monitor due to the borough's limited and constrained open space provision.

Indicator	Target	Progress
Core Strategy 15.5: Loss and gain of Sites of Importance for Nature Conservation (SINCs)	No net loss	Not on track
Source: LBI Greenspace, Borough Ecology Survey 2011; LBI Planning Policy audit of planning applications		

9.9 Sites of importance for Nature Conservation (SINCs) come in many forms; most are parks but they also include cemeteries, church yards, school grounds, the Regents Canal, spaces on housing estates and rail side land. SINCs are designated and provide additional protection through the planning process. Islington has three SINCs which are Metropolitan grade (i.e. of London-wide importance) because of the nature they support.

9.10 The Council has reviewed its SINC designations through the Islington SINC review. The Islington SINC review was prepared by LUC and completed in April 2018. The study surveyed and assessed a number of sites which the Council identified as having potentially changed biodiversity value or sites which needed to be newly designated.

9.11 A total of 19 sites were reviewed. Following the review, the following recommendations were identified:

- One site recommended for upgrade with a boundary extension;
- Three previously undesignated Sites recommended as Local SINCs;
- One existing SINC identified at risk without remedial measures;
- 13 existing SINCs considered to be unchanged in terms of the level of designation, however two of these were identified as potentially warranting future designation or

upgrade subject to intervention, and one was identified for extension of the boundary

9.12 The Council proposed these changes to the SINC designations as part of the draft Local Plan. Following the examination updated SINC designations will be reported in future AMRs.

9.13 One development was completed in 2018/19 resulting in the loss of some of a designated SINC area. The SINC, at 351 Caledonian Road, was heavily colonised by invasive Japanese Knotweed and it was determined that the benefits of the scheme, which included eradicating the Japanese Knotweed and opening the previously inaccessible site to the public, outweighed the loss in SINC area.

9.14 The scheme involved the loss of 592sqm of nature conservation land on the site (representing 5% of total on site). The revised nature conservation area on site is 11,476sqm.⁵The scheme includes a number of mitigating factors to address this loss of SINC area. This includes planting of 2,408 trees and shrubs which will likely provide 480 semi mature to mature trees in 15 years, replacing the 65 trees that will be removed. There is also a 25-year woodland management plan to ensure ongoing maintenance.

Indicator	Target	Progress
Core Strategy 17.1: Additions/losses and improvements to sports facilities in the borough including progress on Queensland Road, Finsbury Leisure Centre and Sobell Centre	Maintain/improve and increase provision. Identified refurbishments/redevelopments to be achieved within lifetime of plan	Positive Progress
Source: LBI Greenspace and Leisure Services		

9.15 The provision of sports and recreation facilities is important for improving the health in the borough, as well as opportunities for recreation. Over the monitoring period the following improvements took place:

- Islington Tennis Centre – work to expand the health and fitness offer and upgrade the reception, changing facilities and health suite was completed.
- Sobell Leisure Centre – improvements to include a new boxing room, upgrade to Junior Gym, expansion of fitness gym and refurbishment of changing, school and club rooms were completed.
- Highbury Pool – works to expand Highbury Pool including a first floor addition and new reception building were completed during the monitoring

⁵ Committee report for P2014/0609/FUL

period. The building was later damaged by fire, which has resulted in its on-going closure. It is estimated the repair works will be completed in 2020/2021.

9.16 Improvements are also planned or underway on the following facilities, to be reported on in future years:

- Barnard Park – large and wide-scale improvements to play areas and sports facilities; and,
- Bingfield Park – Remodelling of park which includes a new sports surface and 'kick about area'.

10 Implementation, infrastructure and planning obligations

<p>Headlines</p> <ul style="list-style-type: none"> • £3,092,455.92 received through CIL over the monitoring period. • Over £4.5m negotiated non-infrastructure facilities.
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<p>Local Plan objectives</p>	<p>Tackling inequality and exclusion and seeking to ensure that local residents share in the prosperity of Islington.</p> <p>Securing a supply of housing which encourages mixed communities, where the main priority will be maximising provision of social rented housing. Mixed communities, include, (but are not limited to), different tenures, household sizes, and ages (including families, older people and disabled people).</p> <p>Promoting neighbourhoods that support a sense of wellbeing, specifically to reduce health inequalities in the borough by encouraging healthy choices including the use of open spaces, play opportunities and access to both high quality sports facilities and health care facilities.</p> <p>Improving transport connections to ensure that public transport capacity is sufficient to meet the needs of those who live, work and study in the borough and that capacity is also sufficient to allow access to work, study and leisure opportunities beyond the borough</p>
<p>Core Strategy Policies</p>	<p>CS18 and CS19</p>
<p>Development Management Policies</p>	<p>DM9.1 to DM9.3</p>

Indicator	Target	Progress
<p>Core Strategy 9.1.1: Funding secured through planning obligations for non-infrastructure facilities by type (e.g. off-site provision of affordable housing).</p>	<p>No target</p>	<p>N/A</p>
<p>Source: LBI E & R, S106 Team</p>		

- 10.1 A total of £4.85 million was negotiated through planning obligations for non-infrastructure facilities for the monitoring period. This is broken down into off-site affordable housing contributions and carbon offsetting contributions.
- 10.2 Of this total £1.85 million was negotiated in affordable housing contributions from small sites in the monitoring period; the level and threshold for these contributions is set out in the Affordable Housing Small Sites Contributions SPD, adopted in October 2012.
- 10.3 Just over £3 million was negotiated for carbon offsetting from small sites and major development for the monitoring period; the level and threshold for these contributions is set out in the Environmental Design SPD, adopted in October 2012.

Table 10.1: Funding secured through planning obligations for non-infrastructure facilities

Affordable Housing (small sites only)		Carbon offset (small sites and major developments)	
Negotiated	Received	Negotiated	Received
£1.85m	£1.2m	£3m	£595k

11 Accessible and adaptable housing

Headlines

- In 2018/19 for schemes where accessible housing policies could be applied, 8.6% of new housing completed was wheelchair accessible or adaptable and 94.6% met general needs adaptable standard.

Core Strategy objectives	Ensure all new development and the spaces around it provide a high-quality environment that is accessible to all residents, employees and visitors
Core Strategy Policy	CS12, CS14
Development Management Policies	DM2.2, DM3.4, DM3.9, DM4.11

11.1 Islington have adopted and implemented a range of housing design policies in the Development Management Policies (adopted 2013) intended to create a new generation of flexible homes.

11.2 In March 2015, a Ministerial Statement announced a rationalisation of ‘the many differing existing standards into a simpler, streamlined system which will reduce burdens and help bring forward much needed new homes’. This came into force on 1 October 2015 and would comprise new additional optional Building Regulations on water and access, and a new national space standard. The optional new national standards should only be required through any new Local Plan policies if they address a clearly evidenced need.

11.3 These policy changes, affect the monitoring of planning outcomes. For the purposes of this reporting round, Islington’s flexible homes will be considered to be equivalent to Category 2 units and Islington’s wheelchair accessible homes equivalent to Category 3 units, as set out in M4(2) and M4(3) of the Approved Document M: Dwellings, respectively.

Indicator	Target	Progress
Core Strategy 12.8: Number and proportion of housing schemes that provide: i. Wheelchair housing; and, ii. Meet flexible homes standards	No target	N/A
Source: LBI, Cdpsmart development monitoring system; Planning Application searches, analysis of decision notices, Design & Access Statements and Inclusive Design Officer comments		

2018/19: Wheelchair accessible units and Lifetime Homes delivered

- 11.4 In 2018/19, 10 major schemes (10 or more units for the purpose of this indicator) delivered a total of 589 residential units (gross). Of these major schemes, none were prior approvals and two were for a Certificate of Lawfulness (CoL). In addition, there were a total of 72 minor schemes (fewer than 10 units for the purposes of this indicator), delivering a total of 160 residential units (gross), of which 6 schemes (delivering 10 residential units) were prior approvals and 27 schemes (delivering 40 residential units) were for a CoL. This resulted in 8 major schemes and 10 minor schemes where inclusive design policies were able to be applied.
- 11.5 For schemes (major and minor) where Inclusive Design policies could be applied, 9% of new housing completed was wheelchair accessible and 99% met the lifetime homes standard. However, it should be noted that where there are alterations to existing buildings to create dwellings (as is the case with a significant number of minor applications in particular), it may not be feasible to comply with all lifetime homes requirements. Generally speaking, wheelchair accessible housing is unlikely to be required in minor schemes.
- 11.6 A number of units (10) on minor schemes were approved under Permitted Development rights where the only matters considered are those of flooding, highways and contamination, and therefore Inclusive Design standards could not be applied. A total of 36 units were delivered through a 'Certificate of Lawfulness', which determine the lawfulness of an already existing use, therefore it is not possible to apply Inclusive Design standards. Overall, 7.3% of new housing (major and minor schemes) completed was wheelchair accessible and 80% of new housing met lifetime homes standard.

12 Site Allocations

<p>Headlines</p> <ul style="list-style-type: none"> • A number of allocated sites have received planning permission or started/completed development. • Several allocated sites have extant office to residential prior approval permissions, which may compromise the overarching objectives of the site allocations.

Local Plan objectives	Identify sites that are considered important in delivering the policies and objectives of the Core Strategy. Set the principles for future development or use of those sites, in line with relevant Local Plan Policies.
Site Allocations policies	Various

12.1 This following table summarises the status of certain sites allocated in Islington’s Local Plan, as of the end of 2018/19 monitoring year.

Key Area	Allocation reference and name	Status	Update
Finsbury Park	FP1: Finsbury Park Core Site	Development started for main part of site (P092492) and some other parts already completed.	Continued implementation of the large mixed use development on site A (City North, permission ref: P092492) which includes 355 residential units, 2,172sqm office (B1) floorspace, 436sqm of restaurant/café floorspace and 9,665sqm of flexible floorspace for retail (A1-A4), gym (D2) and/or office, alongside public realm and public amenity space. Delay in delivery of residential units on this site has been identified in Housing Delivery Test Action Plan as a contributing factor impacting on overall housing delivery in Islington. Development of site B (John Jones, permission ref: P100197) for 15 residential units, 5,280sqm of light industrial (B1), 267sqm of retail and 475 student bedrooms was completed during the 2015/16 monitoring year. Subsequent redevelopment of part of the new John Jones Arts Building at Morris Place (former site B) (P2015/3078/FUL) for change of use from B1(c) to A3 (cafe/restaurant use) and change from ancillary storage to B1(c) office floor space was completed in the 2015/16 monitoring year. Change of use application (P2018/0375/FUL) granted 27/03/2018 for change of use from 1212sqm D2 to 606sqm B1a and 606sqm D2.
	FP7: 107-129 Seven Sisters Road	Development started	Continued implementation of permission (ref: P2013/1262/FUL) for National Grid substation, alongside mixed use development of 44 residential units and 4 commercial units (around 500sqm) at ground floor. Continued implementation including Minor Material Amendment section 73 (P2017/2283/S73) for amalgamation of commercial units for D1 use and 4 additional 1-bedroom units and other amendments to planning consent P2013/1262/FUL.
Nag's Head and Holloway Road	NH4: 443-453 Holloway Road, N7 6LJ	Permission lapsed and withdrawn	Planning permission P2013/3213/FUL [lapsed] and not started. Prior approval for office to residential P2014/4684/PRA refused. New planning application P2018/1812/FUL for 443-449 Holloway Road 'the Billard Factory' for conversion to office floorspace withdrawn.
	NH5: Territorial Army Centre, Parkhurst Road	Applications refused and/or withdrawn	Refused planning applications P2013/4950/FUL for 112 units and P2016/0275/FUL for 96 units. Both decisions were appealed and dismissed. Subsequent high court challenge upheld the decisions on both applications. New application P2018/4197/FUL was registered December 2018 and then was subsequently withdrawn.
	NH10: Ada Lewis House. 1 Dalmeny Avenue	Development completed	Planning permission P2013/1564/FUL for redevelopment of site for residential units (45 flats). Development started in 2016/17 monitoring year and completed January 2019.
Highbury Corner and Holloway Road	HC3: 263-289 and 2-16 Eden Grove, Holloway Road, Islington, London, N7 6PE	Development completed	Planning permission (ref: P2013/2963/FUL) for demolition of existing buildings (site C) with replacement new building providing 1135sqm flexible commercial space (A1/A2/A3/D1) and 180sqm D1 space at ground floor, plus 862 rooms of student accommodation completed in 2016/17 financial year.
	HC6: Highbury and Islington Station and Corsica Street	Elements of the allocation delivered.	The post office has been demolished and improvements to the station entrance and forecourt carried out as part of the wider Highbury Corner Roundabout improvements. The allocation discusses the potential to deck over the existing railway lines and build above the tracks, which remains an aspiration at this point.
Angel and Upper Street	AUS1: Almeida Street sorting office and Former North London Mail Centre	Development ongoing.	Continued implementation of extant permissions ref: P052245 and ref: P090774. These permissions are for a mixed use development providing 263 residential units, retail, business and leisure space. Delay in

			delivery of residential units on this site has been identified in Housing Delivery Test Action Plan as a contributing factor impacting on overall housing delivery in Islington.
	AUS3: 65-70 White Lion Street	Development ongoing	Development permission P2015/4922/FUL was started in monitoring year 2017/18 for the erection of a part three, four and five storey building plus basement comprising 4,233 sq m (GIA) of B1 (business) floorspace. This permission fully supersedes P110256.
	AUS4 Islington High St/Chapel Market/White Lion Street N1	Elements of the allocation in progress	Part of the site at 90-92 White Lion Street granted planning permission P2016/0197/FUL in monitoring year 2017/18 for five storey building to provide A3 (restaurant) on basement and ground floor, B1 (office) on 1 st , 2 nd and 3 rd floors and 1no. 3 bedroom residential unit on the top floor.
King's Cross and Pentonville Road	KC1: Business Centre, 4-8, Rodney Street, Islington, London, N1 9JH & 130 – 134, Pentonville Road, N1 9JE	Development completed	Planning permission P2014/1017/FUL (granted in the 2014/15 monitoring year), for the comprehensive redevelopment of the site to provide a Car Hire Facility (sui generis use class) comprising of offices and 150 parking spaces, and 873sq m (GIA) of office (B1 use class) floor space and 118 residential units, was completed during the monitoring period.
	KC2: King's Cross Triangle, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	Permission granted	P2016/1030/RMS which relates to buildings W1 and W2 approved 14/10/2016. This was revised through application P2018/3844/RMS which was approved in March 2019. Work has not commenced on site. Delay in delivery of residential units on this site has been identified in Housing Delivery Test Action Plan as a contributing factor impacting on overall housing delivery in Islington.
	KC4: 176-178 York Way, N1	Part of allocated site under development	Planning permission P2015/2834/FUL granted in the 2015/16 monitoring year for the-57-65 Randell's Road part of the site. The permission is for the demolition of the existing garage/workshop and the erection of a four storey plus basement building to provide commercial (B1) space at ground floor and basement and residential use on the four upper floors.
	KC5: Gifford Street, Railway Embankment, 351 Caledonian Road, N1 1DW	Development completed	Permission granted (ref: P2014/0609/FUL) in the 2015/16 financial year and work commenced in 2015/16 on the redevelopment of the site to provide 156 residential units and a 41sqm A1/A2/A3 commercial unit at ground floor level.
Other Important Sites	OIS7: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green E8	Permission granted for part of the allocated site	Permission (ref: P2016/4155/FUL) granted in the 2017/18 financial year for 360.2sqm (GIA) of additional office floorspace (Use Class B1a), including part infill of the existing cycle yard, with roof extension above, to the front/east elevation of the building to extend-1 Kingsland Passage.
	OIS10: Ashmount School, Ashmount Road, N19 3BH	Development completed	Permission (ref: P2015/2913/FUL) for the demolition of the existing buildings on the southern part of the former Ashmount School site and the erection of 46 residential units completed during the monitoring period.
Bunhill and Clerkenwell	BC2: City University London, Sebastian Street	Development started	Permission (ref: P2013/2733/FUL) Redevelopment of the site involving the demolition of the Parkes Building and Health Centre, the partial demolition of the Goswell Place building, the erection of a single storey roof extension to the Myddleton building and a part 7 storey, part 4 storey, part 2 storey building [above ground] with a 2 storey basement, comprising 7,296 sq m of D1 educational use, cycle parking, ancillary works and associated landscaping and public realm improvements.
Bunhill and Clerkenwell	BC4: Moreland Primary School, King Square Estate sites and 169 Central Street	Development started	Permission (ref: P2014/5216/FUL) Demolition of existing row of garages located to the north of Rahere House and demolition of 9 existing single storey studio units located to the south of Turnpike House. Change of use of the west section of the Moreland School site to residential use. Erection of 6 new buildings, providing 140 new residential units and a community centre. The scheme would provide 98 affordable homes which equates to 70% by unit.
Bunhill and Clerkenwell	BC5: City Barbican Thistle Hotel, Central Street	Not started	No planning application
Bunhill and Clerkenwell	BC6: City Forum, 250 City Road	Started	P082607 & P2013/1089/FUL superseded by P2016/2994/S73 Comprehensive redevelopment for four blocks ranging from 7 to 9 storeys plus two towers of 42 storeys (up to 155m) and 36 storeys (up to 137m), providing up to 995 residential units; commercial floorspace (Class

			B1) up to 7,600sqm; affordable workspace (Class B1); relocated data centre; flexible retail/financial and professional services/restaurant/café/drinking establishment/health centre floorspace (Class A1/A2/A3/A4/D1) up to 3,650sqm; crèche (Class D1); and hotel (Class C1) of up to 190 beds; together with public open spaces.
Bunhill and Clerkenwell	BC8: Islington Boat Club	Not started	No planning application
Bunhill and Clerkenwell	BC9: Graham Street Park and Linear Park extension	Not started	No planning application
Bunhill and Clerkenwell	BC10: 37-47 Wharf Road (City Road Basin)	Completed	Permission (ref: P2014/2131/FUL) to provide 99 residential units completed during monitoring period.
Bunhill and Clerkenwell	BC11: Gambier House multi-storey car park and Betty Brunker Hall	Not started	No planning application
Bunhill and Clerkenwell	BC12: Finsbury Leisure Centre	Not started	No planning application
Bunhill and Clerkenwell	BC14: Storage facility, Europa Place	Not started	No planning application
Bunhill and Clerkenwell	BC15: Seward Street playground	Completed	The works to create the Seward Street playground and informal play space was completed in 2017.
Bunhill and Clerkenwell	BC16: NCP Car Park, 1 Pear Tree Street	Both completed	P110653 Erection of part 5, part 6-storey building providing for 45 dwellings and 354sqm business (class B1) floorspace together with the creation of public realm/open space and associated works. P2015/4725/FUL Demolition of existing National Grid building and replacement with a 4 and 5 storey building to create circa 4240sqm (gross) B1 office floorspace including 600sqm National Grid office accommodation at part first and second floors and parking at ground floor both associated with depot use.
Bunhill and Clerkenwell	BC18: Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V	Started	Permission (ref: P2015/0709/FUL) granted for the demolition of Vibast Community Centre, 169-173 Old Street and Health Centre, partial demolition of garages to the west of Bath Street and the construction of 55 new dwellings, a community centre and two A1/A2 use units alongside the provision of a new amenity space and public realm improvements across the site. Development started in financial year 2017/18
Bunhill and Clerkenwell	BC19: 148 Old Street (Royal Mail Building) EC1V 9HQ	Completed	Permission (ref: P2014/4519/FUL) for the re-cladding of Old Street, Bunhill Row and Banner Street elevations, 6th floor extension to Old Street and Bunhill Row, 7th and 8th floor extensions to Old Street to provide additional office floorspace and change of use of the ground floor fronting Old Street to provide flexible retail/restaurant (A1/A3) units.
Bunhill and Clerkenwell	BC20: Former Moorfields school, 40 Bunhill Row, EC1Y 8RX	Completed	Permission (ref: 112564) Construction of part 1 to 5 storey building on Bunhill Row and a part 3/4 storey building fronting on to Featherstone Street to accommodate 65 residential units.
Bunhill and Clerkenwell	BC21: 198-208 Old Street (petrol station), EC1V 9FR	Not started	No planning application.
Bunhill and Clerkenwell	BC22: Transworld, 70-11 City Road, EC1Y 2BP	Completed	Permission (ref: P101833) for 32,625sqm B1 floor space, 728sqm of mixed uses for Class A1/A2/A3/A4, 6 residential units and publicly accessible landscaped space.
Bunhill and Clerkenwell	BC23: 207-211 Old Street (northwest corner of roundabout), EC1V 9NR	Started	Continued implementation of extant permission (ref: P2013/1667/FUL) to extend, alter and refurbish existing buildings, provide additional office space (circa 10,000sqm), new pedestrian link and 2255sqm of retail (A1-A4) floorspace.
Bunhill and Clerkenwell	BC24: Old Street roundabout area, EC1V 9NR	Not started	No planning application
Bunhill and Clerkenwell	BC25: Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ	Not started	No planning application

Bunhill and Clerkenwell	BC26: 252-262 Old Street (east of roundabout), EC1Y 1BJ	Not started	No planning application
Bunhill and Clerkenwell	BC29: Longbow House, 14-20 Chiswell Street, EC1Y 4TW	Not started	No planning application
Bunhill and Clerkenwell	BC30: Cass Business School, 106 Bunhill Row, EC1Y 8TZ	Not started	No planning application
Bunhill and Clerkenwell	BC31: Car Park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y	Not started	Permission granted (ref: P2016/0488/FUL) The site has planning permission for the development of a 61 bedroom hotel, 35 residential units, 1,954 sq.m office (B1) floorspace, 80 sq.m retail (A1) floorspace, 1,536 sq.m restaurant (A3) floorspace and 263 sq.m leisure (D2) floorspace. Granted in financial year 2016/17
Bunhill and Clerkenwell	BC32: City YMCA, 8 Errol Street, EC2Y 8BR	Started	Planning permission (ref: P2012/0637/FUL) Demolition of the existing building and erection of a new, improved hostel facility (146 rooms) with ancillary office, gym training and communal facilities along with two commercial units (76 sqm) to be used within use classes A1 [shops], A2 [financial and professional services], A3 [restaurants and cafes], B1 [business] and/or D1 [non-residential institutions], all within a seven storey building (with upper two floors set back).
Bunhill and Clerkenwell	BC33: Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX	Not started	No planning application
Bunhill and Clerkenwell	BC34: Richard Cloudesley School, Golden Lane, EC1Y 0TJ	Not started	Permission (ref P2017/2961/FUL) Demolition of the former Richard Cloudesley School, City of London Community Eductaion Centre; garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5 sqm GEA) and a single storey school sports hall (Class D1) (431 sqm GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135 sqm GEA), and affordable workspace (Class B1a) (244sqm GEA), landscaping and associated works.
Bunhill and Clerkenwell	BC35: 36-43 Great Sutton Street (Berry Street), EC1V 0AB	Not started	No planning application
Bunhill and Clerkenwell	BC36: Caxton House, 2 Farringdon Road, EC1M 3HN	Started	Erection of 11 storey over basement building comprising 4 Class A1 retail units at ground floor level and 15396sqm of Class B1 (office) above, plus ancillary facilities including provision for basement level servicing.
Bunhill and Clerkenwell	BC37: Cardinal Tower/Crossrail over-site development, EC1M 3HS	Started	Work commenced on permission (ref: P121162) for development of around 16,600sqm of offices (B1a) and 1,050sqm of A1/A3 space.
Bunhill and Clerkenwell	BC38: Farringdon Place, 20 Farringdon Road, EC1M 3NH	Not started	No planning application
Bunhill and Clerkenwell	BC39: Lincoln Place, 50 Farringdon Road, EC1M 3NH	Not started	No planning application
Bunhill and Clerkenwell	BC41: Former Petrol Station, 96-100 Clerkenwell Road, EC1M 5RJ	Started	Permission granted and work commenced on permission (ref: P2014/0373/FUL) for the demolition of existing structures onsite and the erection of an 8 storey building comprising a 212-bedroom hotel, 5 self-contained residential units, 93sqm of office/workshop space and 410sqm of flexible commercial floorspace (A1/A3 uses).
Bunhill and Clerkenwell	BC42: Vine Street Bridge, EC1R 3ER	Not started	No planning application
Bunhill and Clerkenwell	BC43: Guardian Building, 119 Farringdon Road, EC1R 3ER	Completed	P2015/4143/FUL Demolition and redevelopment of the existing office building (Class B1) to provide an 8 storey (plus lower ground floor) building with office use (Class B1) at part lower ground, part ground and upper floors and flexible commercial uses (Class A1, A3, D1) at part lower ground and part ground floor level along with associated landscaping and a new area of public realm. Completed 2018-2019.
Bunhill and Clerkenwell	BC44: Clerkenwell Fire Station, 42-44 Roseberry Avenue EC1R 4RN	Not started	No planning application

Bunhill and Clerkenwell	BC45: Mount Pleasant Post Office, 45 Roseberry Avenue, EC1R 4TN	Started	P2013/1423/FUL The site has planning permission for 336 residential units, 4,260sqm of office floorspace and 1,428sqm of flexible retail and community floorspace.
Bunhill and Clerkenwell	BC46: 68-86 Farringdon Road (NCP carpark) EC1R 0BD	Not started	Existing allocation (BC46) and planning permission P2015/1958/FUL (granted on appeal) Demolition of existing multi-storey car park and redevelopment to provide a part 5 (plus basement)/ part 6-storey building comprising 3,647sqm office floorspace (Class B1 use), 180 bedroom hotel (Class C1 use) and 407sqm retail/restaurant floorspace (Class A1/A3 use) with associated facilities, plant, landscaping and servicing.
Bunhill and Clerkenwell	BC47: Finsbury Health Centre and Pine Street Day Centre, EC1	Not started	No planning application
Bunhill and Clerkenwell	BC48: Angel Gate, Goswell Road, EC1V 2PT	Not started	No planning application

13 Appendix 1

Islington Local Development Scheme 2016: Indicative timetable for Local Plan documents currently being prepared/scheduled for review

Development Plan Document	Evidence gathering / preparation	Consult statutory bodies on scope of SA	Scope of the review consultation ⁶	Publication of DPD and start of public consultation ⁷	Submission to Secretary of State	Hearing sessions	Receipt of Inspector's report	Adoption
Core Strategy and Development Management Policies review (possibly merge into a single document)	Throughout 2015, 2016 and 2017	Summer 2016	Nov/Dec 2016	June/July 2017	Jan 2018	May 2018	Oct/Nov 2018	Dec 2018/ early 2019
Finsbury Local Plan	As above	As above	As above	As above	As above	As above	As above	As above
Site Allocations	As above	As above	As above	As above	As above	As above	As above	As above
North London Waste Plan	Throughout 2013, 2014 and 2015	2013	Summer/ Autumn 2015	Summer/Autumn 2016	Winter 2016/2017	Spring/summer 2017	Summer/autumn 2017	Winter 2017/2018

⁶ Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁷ Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012

14 Appendix 2

Housing trajectory conventional (self-contained) and non-self-contained site level data

Planning Permission reference/Site Allocation reference	Spatial Strategy Area	Source	Area Ha	Address	Type	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
P2013/1089/FUL	Bunhill and Clerkenwell: City Road	Live Permissions	2.00	250, City Road, EC1V 2PU	Conventional	311	311	310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	932
P052245	Angel and Upper Street	Live Permissions	1.38	Block A,B,D,F (Site 1), Islington square, 116 (.Former North London Mail Centre), Upper Street, Islington, London, N1 1AA	Conventional	185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	185
P090774	Angel and Upper Street	Live Permissions	0.38	Site 2 (Block C), Royal Mail Sorting Office, 5-6 (Site 2), Almeida Street and Upper Street, 128 & 130, N1 1AA	Conventional	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76
P2015/0709/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	1.57	Bartholomew Court, Previously Redbrick Estate 163, 169 - 173, Old Street, Islington, London, EC1V 9ND	Conventional	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55
P2014/3363/FUL	N/A	Live Permissions	2.90	Dover Court Estate., Dove Road;, Wall street; Baxter Road, Islington, London, N1 3ND	Conventional	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52
P2014/3494/FUL	Archway	Live Permissions	0.25	640-648 & 650, Holloway Road, Islington, London, N19 3NU	Conventional	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39
P2012/0637/FUL	Bunhill and Clerkenwell: City Fringe Opportunity Area	Live Permissions	0.09	YMCA Club, Errol Street, Islington, London, EC1Y 8SE	NSC	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34
P2017/2283/S73	Finsbury Park	Live Permissions	0.49	Phase 2 (addition), 107 - 129, Seven Sisters Road, Islington,	Conventional	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26

				London, N7 7QG																			
P2013/1262/FUL	Finsbury Park	Live Permissions	0.49	Phase 1 and Phase 2, 107 - 129, Seven Sisters Road, Islington, London, N7 7QG	Conventional	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
P2015/5073/FUL	N/A	Live Permissions	0.30	Garages at Thornton Court & undercroft garages, to rear of 41-45 & undercroft 1-12, 43-52, Hartham Road, & 76-98 Surr Street, Islington, London, N7 9JJ	Conventional	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
P2016/0488/FUL	Bunhill and Clerkenwell: City Fringe Opportunity Area	Live Permissions	0.24	Shire House Whitbread Centre [including Car Park & Service Yard], 11, Lamb's Passage, Islington, London, EC1Y 8TE	Conventional	11	11	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	31
P2018/1970/FUL	N/A	Live Permissions	0.02	Hathersage Court, 1 Newington Green; Besant Court, 104, 89-91 & Health Centre [93] Mildmay Park, Islington, London, N1 4NB	Conventional	10	10	10	5	5	0	0	0	0	0	0	0	0	0	0	0	0	39
P2017/2330/FUL	N/A	Live Permissions	0.18	Elthorne Community Care Centre, 17-23, Beaumont Rise, Islington, London, N19 3AA	Conventional	8	8	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	24
P2015/5306/FUL	Nag's Head and Holloway	Live Permissions	0.08	273, Camden Road, Islington, London, N7 0JN	Conventional	7	7	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	18
P2018/2767/FUL	N/A	Live Permissions	0.00	Everett House, 94, Hornsey Road, Islington, London, N7 1XX	Conventional	5	5	5	3	3	0	0	0	0	0	0	0	0	0	0	0	0	21
P2017/2754/FUL	N/A	Live Permissions	0.04	202 to 210, Fairbridge Road, Islington, London, N19 3HT	Conventional	5	5	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	13
P2015/0362/FUL	Angel and Upper Street	Live Permissions	0.13	68 (rear), Essex Road, Islington, London, N1 3HF	Conventional	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7

P2016/4973/FUL	King's Cross and Pentonville Road	Live Permissions	0.03	64, Gifford Street, Islington, London, N1 0DF	Conventional	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
P2015/3050/FUL	N/A	Live Permissions	0.10	Charles Simmons House, 3, Margery Street, Islington, London, WC1X 0HP	Conventional	3	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
P2015/2584/FUL	N/A	Live Permissions	0.03	15, Blythwood Road, Islington, London, N4 4EU	Conventional	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
P2017/0865/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	0.03	44, Pear Tree Street, Islington, London, EC1V 3SB	Conventional	3	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	7
P080382	Bunhill and Clerkenwell: City Road	Live Permissions	0.03	366-368,, Goswell Road,, EC1V 7LQ	Conventional	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
P2016/3134/FUL	N/A	Live Permissions	0.06	38, Hilldrop Lane, Islington, London, N7 0HN	Conventional	3	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
P2017/3241/PRA	Highbury Corner and Lower Holloway	Live Permissions	0.07	Ground floor, Well House, 23A, Benwell Road, Islington, London, N7 7BL	Conventional	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
P2017/2080/PRA	N/A	Live Permissions	0.05	Groud, 1st and 2nd floor, 3, Barnsbury Square, Islington, London, N1 1JL	Conventional	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
P2015/2406/FUL	Angel and Upper Street	Live Permissions	0.08	Chadwell Street Car Park, Chadwell Street, Islington, London, EC1R 1XD	Conventional	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	6
P2014/0373/FUL	Bunhill and Clerkenwell: Historic Clerkenwell	Live Permissions	0.10	96 - 100, Clerkenwell Road, Islington, London, EC1M 5RJ	Conventional	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
P2016/3210/FUL	Bunhill and Clerkenwell: City Fringe Opportunity Area	Live Permissions	0.10	5th an 6th floor, 16 - 26, Banner Street, Islington, London, EC1Y 8QE	Conventional	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5
P2016/4721/FUL	Angel and Upper Street	Live Permissions	0.16	Roof top (front) & Rear building, 1 to 9, White Lion Street, Islington, London, N1 9PD	Conventional	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5
P2016/1493/FUL	N/A	Live Permissions	0.02	114, Grosvenor	Conventional	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

P2016/1344/FUL	N/A	Live Permissions	0.19	Land to the rear of 2, Melody Lane, Islington, London, N5 2BQ	Conventional	2	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	6
P2016/4928/FUL	N/A	Live Permissions	0.02	469, Hornsey Road, Islington, London, N19 3QL	Conventional	2	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	6
P2018/1322/S73	Angel and Upper Street	Live Permissions	0.00	Chadwell Street Car Park, Chadwell Street, Islington, London, EC1R1XD	Conventional	2	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	6
P2018/1600/PRA	Finsbury Park	Live Permissions	0.03	Lower Ground Floor, 104, Tollington Park, Islington, London, N4 3RB	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2015/4193/FUL	N/A	Live Permissions	0.03	Ground to 2nd floor, 37C and 37D, Mildmay Grove North, Islington, London, N1 4RH	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2016/4428/PRA	N/A	Live Permissions	0.09	1st floor, Block A, Legard Works, 17A, Legard Road, Islington, London, N5 1DE	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2016/4348/FUL	N/A	Live Permissions	0.01	382, Hornsey Road, Islington, London, N19 4HT	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2016/4087/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	0.09	6th floor, Orchard Building, 25, Pear Tree Street, Islington, London, EC1V 3AP	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2015/0900/FUL	N/A	Live Permissions	0.02	1st to 3rd floor, Isleden House, Prebend Street, Islington, London, N1 8PP	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2014/0472/FUL	Nag's Head and Holloway (partially)	Live Permissions	0.08	Ground floor, Land at rear of nos. 13 -17, Thane Villas, Islington, London, N7 7PH	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2016/1791/FUL	Highbury Corner and Lower Holloway (partially)	Live Permissions	0.12	St James House, 28, Drayton Park, Islington, London, N5 1PD	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2017/1889/FUL	Finsbury Park	Live Permissions	0.00	146, Seven Sisters Road, Islington,	Conventional	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	4

				London, N7 7PL																			
P2018/2263/PRA	N/A	Live Permissions	0.02	Ground Floor, William Hill, 442 - 444, Hornsey Road, Islington, London, N19 4EB	Conventional	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2016/1602/FUL	Nag's Head and Holloway	Live Permissions	0.01	270, Holloway Road, Islington, London, N7 6NE	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2016/1144/FUL	Nag's Head and Holloway	Live Permissions	0.05	Upper Floors, 403, Holloway Road, Islington, London, N7 6HJ	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2017/5022/FUL	N/A	Live Permissions	0.09	Block A- Ground floor-, Legard Works, 17A, Legard Road, Islington, London, N5 1DE	Conventional	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P2018/0088/FUL	Nag's Head and Holloway	Live Permissions	0.06	3 & 5 - 9, Seven Sisters Road, Islington, London, N7 6AJ	Conventional	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
P101197	N/A	Live Permissions	0.02	60, Freegrove Road, N7 9RQ	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2015/2520/FUL	N/A	Live Permissions	0.01	66, Westbourne Road, Islington, London, N7 8AB	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2013/1071/FUL	Highbury Corner and Lower Holloway (partially)	Live Permissions	0.09	Store A - C, St Mary Magdalene Gardens, Holloway Road, Islington, London, N7 8LT	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2016/2604/PRA	Finsbury Park	Live Permissions	0.02	1st Floor, 222, Seven Sisters Road, Islington, London, N4 3NX	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2013/4503/FUL	N/A	Live Permissions	0.02	28, Marriott Road, Islington, London, N4 3QL	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2016/3670/COLP	N/A	Live Permissions	0.03	82, Gillespie Road, N5 1LN	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2016/3758/FUL	N/A	Live Permissions	0.07	134, Liverpool Road,, Land to the rear of 132 Liverpool Road, Islington, London, N1 1LA	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2016/3211/FUL	Highbury Corner and Holloway Road	Live Permissions	0.02	Ground to 3rd floor, 94, Holloway	Conventional	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2

P2018/0766/COLP	Angel and Upper Street	Live Permissions	0.02	Ground to 2nd Floor, 50, Florence Street, Islington, London, N1 2DU	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2018/3530/COLP	Angel and Upper Street	Live Permissions	0.01	75, Chapel Market, Islington, London, N1 9ER	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2018/3818/COLP	Finsbury Park	Live Permissions	0.01	1st and 2nd floor, 120, Fonthill Road, Islington, London, N4 3HP	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2018/2093/FUL	Angel and Upper Street	Live Permissions	0.00	Former Mitre Public House, 129, Upper Street, Islington, London, N1 1AA	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2018/3211/COLP	Nag's Head and Holloway	Live Permissions	0.03	First Floor, 448 - 450, Holloway Road, Islington, London, N7 6QA	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2014/0711/FUL	Finsbury Park	Live Permissions	0.01	Basement to 1st floor, Rear of 56 & 58, Fonthill Road, Islington, London, N4 3HU	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2014/1465/FUL	N/A	Live Permissions	0.03	The Glass House, 4A, Wharton Street, Islington, London, WC1X 9PX	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2015/1412/FUL	King's Cross and Pentonville Road	Live Permissions	0.01	Basement and Rear Ground floor, 382, Caledonian Road, Islington, London, N1 1DY	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/0729/PRA	N/A	Live Permissions	0.01	Basement, 477, Hornsey Road, Islington, London, N19 3QL	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/2905/PRA	Finsbury Park	Live Permissions	0.01	Ground floor rear and 1st floor rear, 194, Seven Sisters Road, Islington, London, N4 3NX	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2014/0204/FUL	Nag's Head and Holloway	Live Permissions	0.02	Uppert floor and rear building, 502, Holloway Road, Islington,	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

				Islington, London, WC1X 0ES																			
P2015/2202/FUL	N/A	Live Permissions	0.02	Basement and Ground floor, 66, Hanley Road, Islington, London, N4 3DR	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/4775/FUL	N/A	Live Permissions	0.02	Lower to 2nd floor, 67, Hazellville Road, Islington, London, N19 3NB	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/3359/FUL	N/A	Live Permissions	0.02	1st and 2nd floor, 66, Hanley Road, Islington, London, N4 3DR	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2016/0975/FUL	N/A	Live Permissions	0.02	58, Freegrove Road, Islington, London, N7 9RQ	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/3561/FUL	N/A	Live Permissions	0.02	Flat B & C, 1st to 3rd floor, 18, Hanley Road, Islington, London, N4 3DR	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2018/3504/FUL	Archway	Live Permissions	0.01	8, Elthorne Road, Islington, London, N19 4AG	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2015/2123/FUL	Angel and Upper Street	Live Permissions	0.02	2nd floor, 2 to 6, Cloudesley Road, Islington, London, N1 0XT	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2016/0840/FUL	N/A	Live Permissions	0.01	Ground floor and Basement, Garage, Quemerford Road, Islington, London, N7 9SG	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/4947/FUL	N/A	Live Permissions	0.01	Basement to 2nd floor, Land adjacent to 33, Aubert Park, Islington, London	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2016/1383/FUL	N/A	Live Permissions	0.07	Garages Rear of 21-28, Barnsbury Square, Islington, London, N1 1JP	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2014/5002/FUL	N/A	Live Permissions	0.01	Land at 29, Horsell Road, Islington, London, N5 1XX	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2018/1005/FUL	King's Cross and Pentonville Road	Live Permissions	0.02	3rd floor, 270, Caledonian Road,	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

				Islington, London, N1 1BA																			
P2018/0513/PRA	Archway	Live Permissions	0.01	Ground floor, 7, Archway Road, Islington, London, N19 3TX	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2018/3516/PRA	N/A	Live Permissions	0.01	Basement and Ground floor, 410, Hornsey Road, Islington, London, N19 4EB	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/1670/FUL	N/A	Live Permissions	0.00	23, Romilly Road, Islington, London, N4 2QY	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/3332/FUL	Nag's Head and Holloway	Live Permissions	0.01	Flats A & B 1st to 3rd floors, 159, Hornsey Road, Islington, London, N7 6DU	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2018/3887/FUL	Finsbury Park	Live Permissions	0.00	53, Stroud Green Road, Islington, London, N4 3EF	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2018/4170/COL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	0.00	Flat 1, Seward Street, Islington, London, EC1V 3PA	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2019/0064/COLP	King's Cross and Pentonville Road	Live Permissions	0.00	398, Caledonian Road, Islington, London, N1 1DN	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2018/0848/FUL	Nag's Head and Holloway	Live Permissions	0.00	First Floor, 306, Holloway Road, Islington, London, N7 6NJ	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2015/4888/FUL	N/A	Live Permissions	0.00	Rear of, Fairfax House, 201, Hornsey Road, Islington, London, N7 6RA	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2018/0251/FUL	N/A	Live Permissions	0.01	Adjacent to 1, Landseer Road, Islington, London, N19 3PA	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/2898/FUL	King's Cross and Pentonville Road	Live Permissions	0.02	4th floor, 252 to 254, York Way, Islington, London, N7 9QQ	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Site Allocation NH7	Nag's Head and Holloway	Other Large Sites	4.07	Holloway Prison, N7 0NU	Conventional	0	0	0	0	220	220	220	220	0	0	0	0	0	0	0	0	0	880
Site Allocation OIS24	N/A	Other Large Sites	3.32	Pentonville Prison, N7 9BQ	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	184	183	183	0	550	

P092492	Finsbury Park	Live Permissions	0.87	City North Islington Trading Estate, Fonthill Road, N4 3HF	Conventional	0	355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	355
P2013/1423/FUL	Bunhill and Clerkenwell: Mount Pleasant and Exmouth Market	Live Permissions	2.27	Calthorpe St development, Land north west of the Royal Mail Sorting Office,, Farringdon Road,, And bounded by Calthorpe Street and Phoenix Place, EC1A 1BB	Conventional	0	168	168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	336
Site Allocation ARCH5	Archway	Other Large Sites	1.47	Archway Campus, Highgate Hill, N19	Conventional	0	0	0	0	130	130	0	0	0	0	0	0	0	0	0	0	0	260
P2015/3989/FUL	Vale Royal/Brewery Road Locally Significant Industrial Site	Live Permissions	0.90	423-425, 429-435 [odd], Caledonian Road & 1-11 Balmoral Grove & 4-6 [even] Brewery Road & Grove House 1 Market Road, Islington, London, N7 9BQ	Conventional	0	252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	252
P2017/2065/FUL	Finsbury Park	Live Permissions	10.63	61, Corker Walk, Islington, London, N7 7RX	Conventional	0	0	0	71	0	0	0	0	0	0	0	0	0	0	0	0	0	71
Site Allocation NH1	Nag's Head and Holloway	Other Large Sites	1.27	Morrisons, Nag's Head, N7 6AG	Conventional	0	0	0	0	0	0	0	0	0	0	0	77	77	0	0	0	0	154
P2014/5216/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	2.01	King Square Estate & part of Moreland Primary School, Goswell Road, Islington, London, EC1V 7PB	Conventional	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66
Site Allocation BC4	Bunhill and Clerkenwell: Central Finsbury	Other Large Sites	0.92	Finsbury Leisure Centre, EC1V 3PU	Conventional	0	0	0	120	0	0	0	0	0	0	0	0	0	0	0	0	0	120
Site Allocation NH4	Nag's Head and Holloway	Other Large Sites	0.60	65-69 Parkhurst Road, N7 0LP	Conventional	0	0	0	96	0	0	0	0	0	0	0	0	0	0	0	0	0	96
P2018/3844/RMS	King's Cross and Pentonville Road	Live Permissions	0.66	Kings Cross Triangle Site, York Way,, East Coast Main Line & Channel Tunnel Rail Link, , N1 1XX	Conventional	0	0	0	115	0	0	0	0	0	0	0	0	0	0	0	0	0	115
Site Allocation ARCH1	Archway	Other Large Sites	0.26	Vorley Road/Archway Bus Station, N19	Conventional	0	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	70
Site Allocation OIS4	N/A	Other Large Sites	0.45	1 Kingsland Passage, E8	Conventional	0	0	0	0	0	0	67	0	0	0	0	0	0	0	0	0	0	67

P2017/2961/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	0.42	Richard Cloudesley School,99, Golden Lane, Islington, London, EC1Y 0TZ	Conventional	0	0	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	66
Site Allocation ARCH4	Archway	Other Large Sites	1.17	Whittington Hospital ancillary buildings, N19	Conventional	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	65
Site Allocation FP13	Finsbury Park	Other Large Sites	0.35	105-119 Stroud Green Road, N4 3PX	Conventional	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	65
Site Allocation OIS22	N/A	Other Large Sites	0.30	114 Balls Pond Road and 1 King Henry's Walk, N1 4NL	Conventional	0	0	0	0	0	0	0	0	62	0	0	0	0	0	0	0	0	62
P2016/4634/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	0.70	The Triangle Estate and 131-135[odd], Goswell Road,Compton Street., Cyrus Street, Islington, London, EC1 1XX	Conventional	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	48
Site Allocation FP1	Finsbury Park	Other Large Sites	0.38	Finsbury Park Core Site C, N4 2AL	Conventional	0	0	0	0	0	0	0	0	53	0	0	0	0	0	0	0	0	53
Site Allocation NH12	Nag's Head and Holloway	Other Large Sites	0.27	379-391 Camden Road and 341-345 Holloway Road, N7	Conventional	0	0	0	0	0	0	0	0	47	0	0	0	0	0	0	0	0	47
Site Allocations NH10 and NH13	Highbury Corner and Lower Holloway	Other Large Sites	0.87	166-220 Holloway Road; 1-21 to rear of 45 Hornsey Road & 252 Holloway Road, N7 8DB	NSC	0	0	0	0	0	47	0	0	0	0	0	0	0	0	0	0	0	47
P2017/2936/FUL	Highbury Corner and Lower Holloway	Live Permissions	0.51	Dixon Clark Court, Canonbury Road, Islington, London, N1 2UR	Conventional	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39
P2017/2444/FUL	N/A	Live Permissions	1.51	Block A-G, Park View Estate, Collins Road, Islington, London, N5 1XX	Conventional	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
P2013/2437/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	0.10	Telfer House, 27 Lever Street, EC1V 3QY	Conventional	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
Site Allocation AUS12	Angel and Upper Street	Other Large Sites	0.34	15 Penton Street, N1 9PT	Conventional	0	0	0	0	0	0	0	0	0	0	0	32	0	0	0	0	0	32
Site Allocation ARCH6	Archway	Other Large Sites	0.25	1 Elthorne Road, N19 4AL	Conventional	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30
P2016/3939/FUL	Bunhill and Clerkenwell: City Fringe Opportunity Area	Live Permissions	0.37	Finsbury Tower, 103-105, Bunhill Row, Islington, London, EC1Y 8LZ	Conventional	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25

Site Allocation ARCH11	Archway	Other Large Sites	0.26	Dwell House, 619-639 Holloway Road, N19 5SS	Conventional	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21
P2017/4763/FUL	N/A	Live Permissions	0.78	Land at Wedmore Estate, Wedmore Street, Islington, London, N19 1XX	Conventional	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
P2015/1455/FUL	Nag's Head and Holloway	Live Permissions	0.03	3rd & 4th floor(studios 35-43), 280-282, Holloway Road, Islington, London, N7 6NJ	NSC	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
P2018/1310/FUL	Bunhill and Clerkenwell: Central Finsbury	Live Permissions	0.08	2, Friend Street, Islington, London, EC1V 7NS	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2017/3903/FUL	N/A	Live Permissions	0.03	24 and 26, Almington Street, Islington, London, N4 3BG	NSC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2016/2646/FUL	King's Cross and Pentonville Road	Live Permissions	0.03	Ground (rear) & upper floors, 313 - 315, Caledonian Road, Islington, London, N1 1DR	Conventional	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	3
P2017/3493/FUL	Angel and Upper Street	Live Permissions	0.08	Car Park, Windsor Street, Islington, London, N1 8QF	NSC	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
P2015/3554/FUL	N/A	Live Permissions	0.01	26, Islington Park Street, Islington, London, N1 1PX	Conventional	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2017/3074/FUL	Bunhill and Clerkenwell: Historic Clerkenwell	Live Permissions	0.01	Basement & Ground floor & upper floors, 144, St John Street, Islington, London, EC1V 4JT	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2017/3154/COLP	Angel and Upper Street	Live Permissions	0.02	1st and 2nd floor, 15-17, Liverpool Road, Islington, London, N1 0RW	Conventional	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
P2017/1736/FUL	Nag's Head and Holloway	Live Permissions	0.02	House A and B, Ground and 1st floor, Area between 28/29 & 46 Belfont Walk, Williamson Street, Islington,	Conventional	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2

				London, N7 0SN																			
P2018/3853/FUL	Angel and Upper Street	Live Permissions	0.01	42, Penton Street, Islington, London, N1 9QA	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2018/0983/COL	Highbury Corner and Lower Holloway	Live Permissions	0.00	71, Benwell Road, Islington, London, N7 7BW	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2018/3351/FUL	Angel and Upper Street	Live Permissions	0.00	Third Floor Unit 2, White Lion Street, Islington, London, N1 9PF	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2016/0455/FUL	Finsbury Park	Live Permissions	0.01	Flat 6, 176, Tollington Park, Islington, London, N4 3AJ	Conventional	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
P2017/1963/FUL	Angel and Upper Street	Live Permissions	0.01	Basement to 2nd floor, 1, Barnsbury Street, Islington, London, N1 1PW	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2016/0107/FUL	N/A	Live Permissions	0.00	Basment and groud floor, 164 (rear), Fairbridge Road, Islington, London, N19 3HU	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2018/3613/COL	Bunhill and Clerkenwell: Historic Clerkenwell	Live Permissions	0.00	Second Floor Flat, Clerkenwell Close, Islington, London, EC1R 0AZ	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2018/3455/FUL	N/A	Live Permissions	0.00	391, Liverpool Road, Islington, London, N1 1NP	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2018/3611/COL	Bunhill and Clerkenwell: Historic Clerkenwell	Live Permissions	0.00	First Floor Flat, Clerkenwell Close, Islington, London, EC1R 0AZ	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P2018/0911/COLP	N/A	Live Permissions	0.01	7, Arundel Place, Islington, London, N1 1LS	Conventional	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
P2017/4793/FUL	N/A	Live Permissions	0.01	99, Cloudesley Road, Islington, London, N1 0EN	Conventional	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
P2018/2702/FUL	N/A	Live Permissions	0.01	59, Calabria Road, Islington, London, N5 1HX	Conventional	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
P2018/1810/COLP	N/A	Live Permissions	0.02	58, Aberdeen Road, Islington,	Conventional	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2

P2017/1002/FUL	N/A	Live Permissions	0.01	27, Stavordale Road, Islington, London, N5 1NE	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
P2017/4599/FUL	Bunhill and Clerkenwell: Mount Pleasant and Exmouth Market	Live Permissions	0.03	1st and 2nd floor, The Wilmington Arms, 69, Rosebery Avenue, Islington, London, EC1R 4RL	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
P2016/3735/FUL	N/A	Live Permissions	0.03	Ground and Lower ground (132 A & B), 132, Highbury Hill, Islington, London, N5 1AT	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
P2017/0018/COLP	N/A	Live Permissions	0.01	1, Hanley Road, Islington, London, N4 3DU	Conventional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
P2013/4173/FUL	N/A	Live Permissions	0.01	14, Devonia Road,, N1 8JH	Conventional	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3
P102754	N/A	Live Permissions	3.08	Packington Estate:Phase 3,4,5,and 6, Land bounded by, Rheidol Terrace, St Paul Street, Bevan Street and north of 8 & 9 Canalside Square,, 87 & 89 Arlington Avenue, east/north of 43-79 (consec) Dame Street, , N1 1XX	Conventional	-48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-48
TOTAL						915	1357	650	650	368	462	308	220	227	0	0	109	77	184	183	183	0	5893