

Bunhill and Clerkenwell Area Action Plan

Main modifications for consultation

June 2022

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1 Introduction

- 1.1 This schedule contains all the main changes (known as modifications) to the Bunhill and Clerkenwell Area Action Plan. Main modifications are those which are considered necessary for soundness. The modifications highlighted are based on the version of the document that was submitted to the Planning Inspectorate for Examination in February 2020. This schedule consolidates pre-hearing modifications consulted on in March 2021, modifications proposed in matters statements as well as modifications made in response to actions arising from the examination hearings (September-October 2021). Additional minor modifications are set out in a separate list.
- 1.2 This document is accompanied by schedules setting out changes to the Strategic and Development Management Policies and Site Allocations documents. An update to the Sustainability Appraisal/IIA and relevant changes to the Policies Map have also been published.


Format of changes

The following format has been used to set out what the changes are and distinguish between existing and new text

old blue – new text proposed

~~trikethrough red text~~ – text proposed for removal

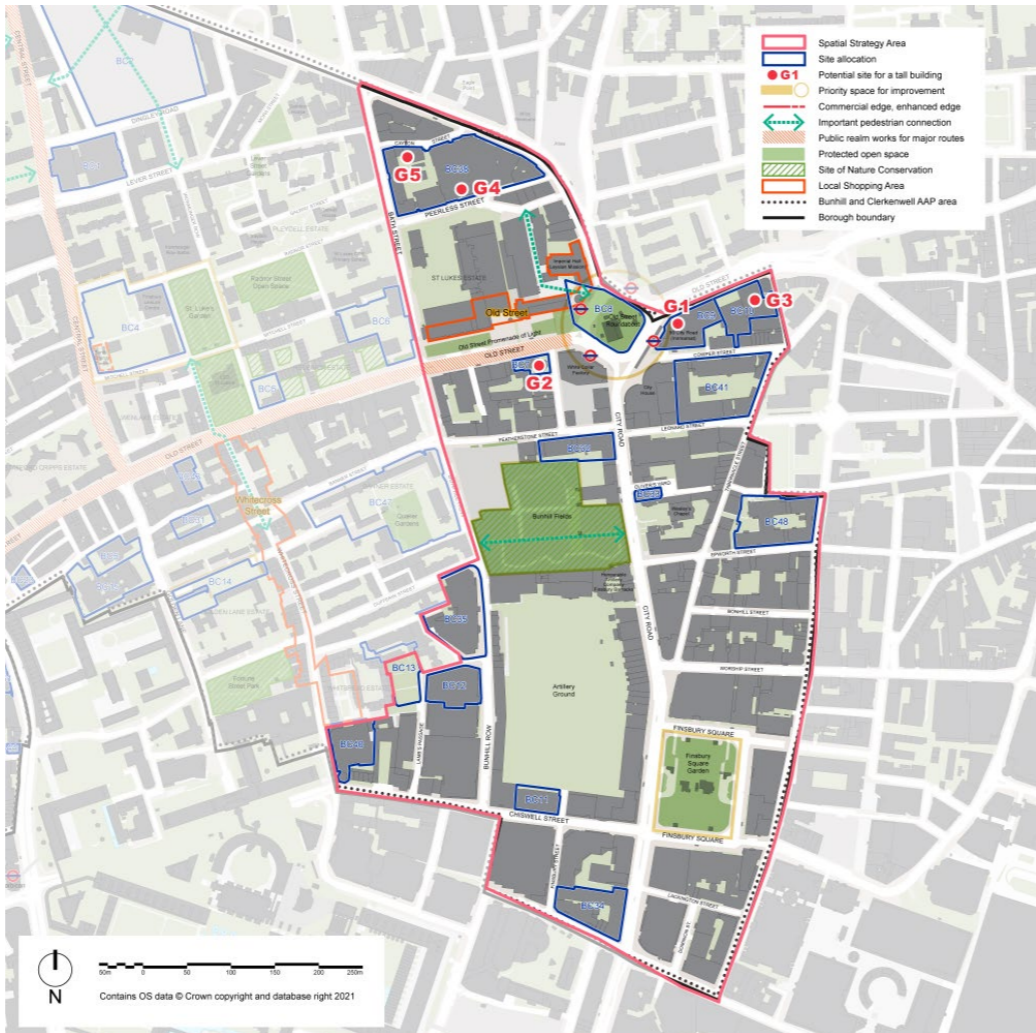
Changes to diagrams, tables etc. described in *italic text*

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
BC-MM-01	3	Paragraph 1.7	The plan is consistent with other parts of Islington's Local Plan, the London Plan (and relevant supporting guidance) and national planning policy and guidance. The AAP covers the period 2020/21 to 2035/36 2036/37 ("the plan period").	The plan period is to be extended to complete in 2036/37 in line with letter from the Inspectors INS14.
BC-MM-02	10	Figure 1.4 Open Space Map	Replace Map. 	Correction to show Skinner Street Open Space as Site In Nature Conservation (SINC) for effectiveness. (See also policies map changes)
BC-MM-03	18	Policy BC1, Prioritising Office Use, and supporting text paragraphs 2.10 – 2.13	<p>A. Due to the significant evidenced need to provide office floorspace to cater for projected jobs increases and secure inclusive economic growth, office floorspace is the clear priority land use across the entire Bunhill and Clerkenwell AAP area.</p> <p>B. All development proposals providing 500sqm or more net increase in floorspace (within any use class) must comprise at least:</p> <ul style="list-style-type: none"> (i) 90% office floorspace (as a proportion of the total net additional floorspace proposed) in the City Fringe Opportunity Area; or (ii) 80% office floorspace (as a proportion of the total net additional floorspace proposed) in any other part of the Bunhill and Clerkenwell AAP area. <p>C. Development proposals under the threshold set out in Part B must be office-led, meaning that the majority of floorspace (as a proportion of the total net additional floorspace proposed) must be office floorspace.</p>	<p>Part D(ii) Consistency with legislation: Updates to reflect introduction of Class E</p> <p>Part D(iii): For effectiveness to clarify that some types of non-residential institutions could be publicly funded or serve and public purpose and could be excluded from parts B and C of the policy.</p> <p>Part D(iv): Necessary for effectiveness to provide additional flexibility</p> <p>Supporting text modifications:</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>D. In limited circumstances, the Council may determine that Parts B and C do not apply, although office floorspace must still be maximised as far as possible where this is the case. These circumstances are:</p> <ul style="list-style-type: none"> (i) where an existing use, which is protected by another Local Plan policy or allocation, is expected to be the predominant use to be re-provided on site; (ii) where a particular site is considered more suitable for other types of business floorspace such as B1(e)light industrial or research and development space. In such cases, the relevant percentage/requirement set out in Part B or C would apply to total business floorspace rather than office; (iii) where a proposal is publicly funded or serves a public service, such as educational, medical, or research institutions or non-residential institutions; (iv) development which is proposed in wholly predominantly residential parts of the AAP area, such as housing estates; or proposals for small-scale extensions to existing residential buildings where it is not practical or reasonable to introduce office uses. <p><i>Update supporting text as follows:</i></p> <p>2.8 Considering this context, the key objective for the Bunhill and Clerkenwell AAP is to protect the predominant business role of the area by affording strong protection to existing business floorspace and prioritising growth in new business floorspace – particularly B1(a)office floorspace – across the area. The AAP provides further detail to heighten the priority for business uses in the area.</p> <p>2.9 Development of B1(a)office uses in the AAP area is also essential to contribute to the unique agglomeration of business and supporting uses of the CAZ, Tech City, and the City Fringe Opportunity Area, contributing to London’s role as a world city and maximising the competitiveness of the economy of the borough.</p> <p>2.10 Class E allows existing offices to change to other uses within class E, which comprises a broad range of commercial uses including shops, restaurants and cafes, financial and professional services, and indoor sports and recreation. Large scale loss of offices will reduce the important employment and knowledge economy function of Bunhill and Clerkenwell, Islington, and the Central Activities Zone. Where office development is secured under this policy, in accordance with Policy B2 in the Strategic and Development Policies, the Council will use conditions to ensure that office use is secured against change to other Class E uses.</p> <p>2.10 2.11 There may be limited circumstances where the Council will prioritise uses other than B1(a) office in the AAP area, as set out in policy AAPBC1 Part D. This may include locations where other typologies of business space are preferable to meet specific demand, such as B1(e) light industrial, and/or hybrid space, or research and development space.</p> <p>2.11 2.12 It may not be practical or reasonable to require proposals for minor extensions to existing residential buildings to meet Part B or C. This will be determined on a case-by-case basis but could include issues relating to the design and layout of the building, particularly where new office use may cause potential amenity impacts (assessed against other Local Plan policies). This exception only applies to small-scale extensions rather than any larger extensions or partial/full redevelopment.</p> <p>2.13 Part C of Policy BC1 applies to development providing 500sqm or less net increase in floorspace. It states that for these schemes the majority of floorspace net uplift must be office led. This means that 50% or more of the net additional floorspace should be office use.</p>	<p>Necessary for effectiveness. Replacement of superseded use classes to reflect introduction of Class E</p> <p>New paragraph 2.13 necessary for effectiveness</p>

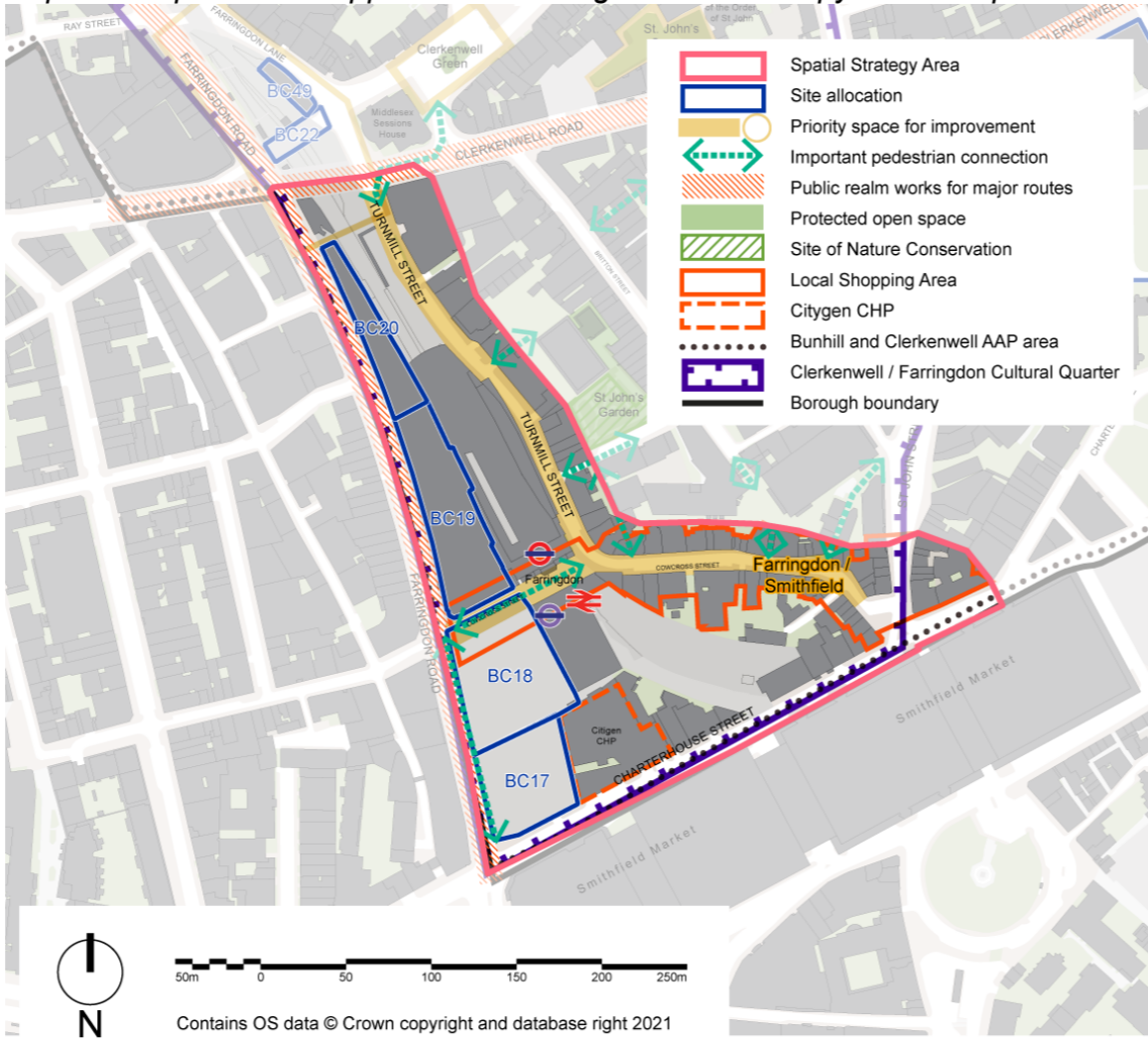
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<i>Remaining paragraph numbering in chapter to be updated</i>	
BC-MM-04	20	Footnote 10:	<p><i>Amend text as follows:</i></p> <p>“See policies R1 and R10 of the Local Plan - Strategic and Development Management Policies DPD for information on identifying what constitutes a cultural use. Retail use is for the retail sale of goods, other than hot food shops as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes. Leisure uses refer to food and drink uses as defined within Class E(b) some indoor recreational activities falling within E(d) and some Sui Generis uses including drinking establishments including pubs and wine bars, hot food take aways, live music venues, cinemas, concert halls, nightclubs and theatres. Retail and leisure uses fall within the A1-A5 and D2 Use Classes, and some Sui Generis uses akin to these uses, such as nightclubs and theatres”</p>	Update to reflect introduction of Class E.
BC-MM-05	20	BC2 Culture, retail and leisure uses and supporting text paragraphs 2.13, 2.18-2.19.	<p><i>Amend text as follows:</i></p> <p>Retail and leisure uses: A. The Council encourages development the locating of new of retail and leisure uses in the AAP area in predominantly commercial areas, including the four Local Shopping Areas.</p> <p>Cultural uses: B. The Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area. Such uses may also be suitable in other predominantly commercial areas subject to compliance with other relevant policies. , pending assessment of sequentially preferable sites within the cultural quarter.</p> <p>Retail, leisure, and cultural uses in the AAP area: C. Areas outside of Local Shopping Areas which are predominantly residential will be considered less appropriate locations for retail, food and drink, cultural, leisure and cultural entertainment uses. D. Where suitable in line with Parts A and/or B, proposals involving new retail, food, drink, entertainment and/or leisure, and cultural uses in the AAP area will be permitted where: (i) they would not individually or cumulatively harm the vitality, viability, character, function or amenity of the area, in particular residential amenity or the primary office function; (ii) they would not result in a harmful concentration of night time economy uses, particularly premises licensed to sell alcohol; and (iii) the operation of the use does not impact affect use of the public realm by other users, particularly more vulnerable users. E. Active frontages must be provided for proposals for retail, leisure, and cultural uses. e, retail and leisure uses.</p> <p><i>Amend text as follows:</i> 2.13 Retail, leisure, and Ccultural uses e, retail and leisure uses are important for the functioning of the AAP area. They are employment generating and contribute to economic growth, although in the context of the area, they are considered to be supporting uses for the primary office function.</p>	For consistency and clarity, and to reflect introduction of Class E.

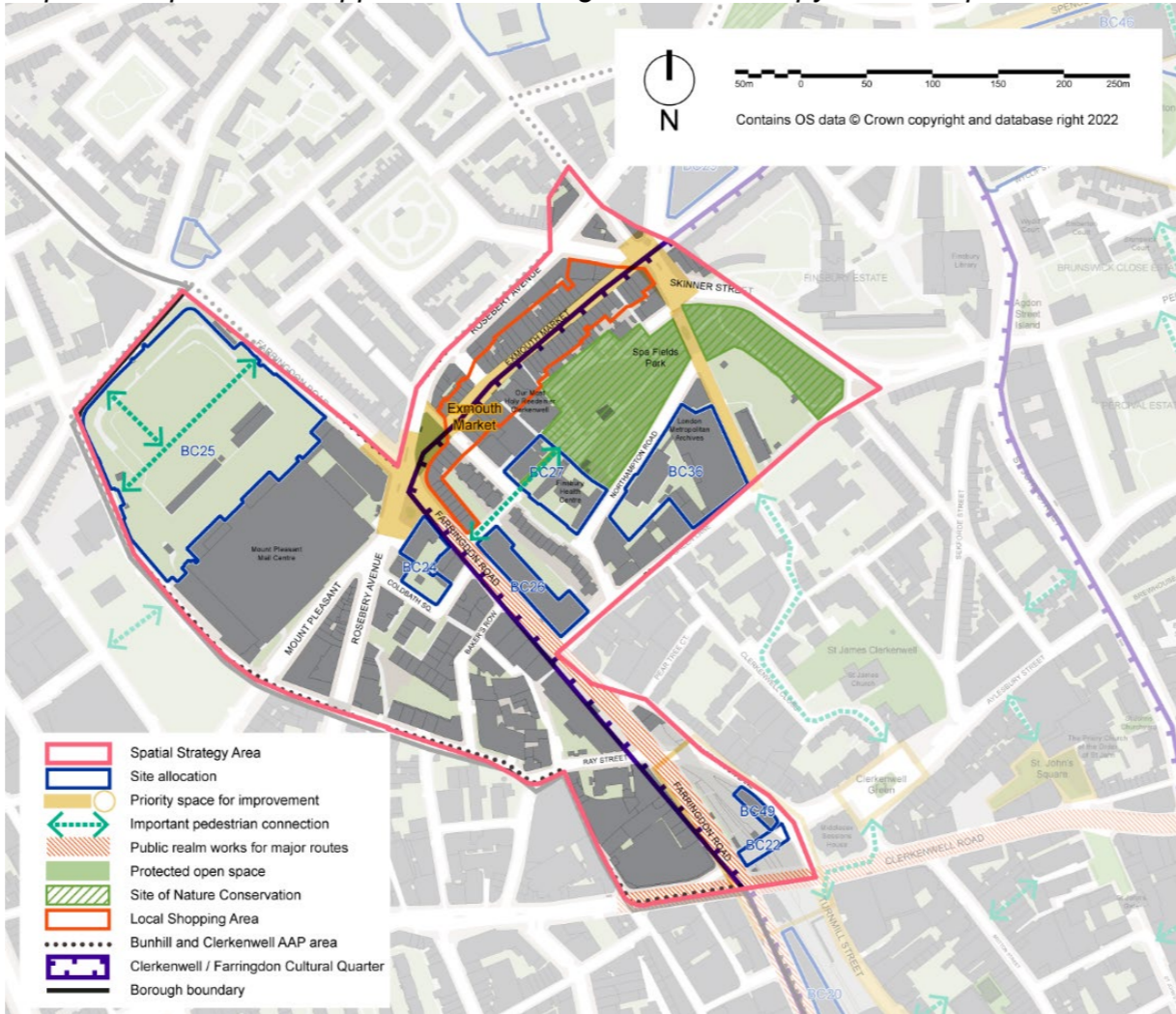
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p><i>Remove the following supporting text:</i></p> <p>2.18 Proposals for cultural use outside the cultural quarter will need to be sequentially justified; applicants must provide detailed evidence to demonstrate that there are no sequentially preferable locations within the cultural quarter that could accommodate the proposal. Relevant guidance on the application of the sequential test must be used to inform any evidence provided, particularly national Planning Practice Guidance (PPG).</p> <p>2.19 Where a cultural/creative use is proposed outside the cultural quarter, the Council must be satisfied that suitable and available sites within the cultural quarter have been considered first. This will ensure that there are no preferable sites available here which would contribute to the further enhancement of the cultural quarter. The sequential consideration of preferable sites must assess both availability of sites and suitability of sites for the intended cultural use. The sequential consideration should be proportionate to the scale and type of cultural use. If it can be demonstrated there are no suitable and available sites within the cultural quarter, cultural use is acceptable in principle across the AAP area, although suitability will be assessed against relevant policy – such as policies to protect residential amenity and promote office development – on a case-by-case basis.</p> <p><i>Remaining paragraph numbering in chapter to be updated</i></p>	
BC-MM-06	26-29	Policy BC3, part G and supporting text paragraphs 3.11 and 3.17-3.19	<p><i>Amend text as follows:</i></p> <p>G. Any development in the centre of the roundabout would reduce the quantum and functionality of potential new open space as part of the new public realm, and will therefore be resisted as part of any redevelopment proposals (except for very small scale commercial development such as retail/leisure kiosks, where appropriate).</p> <p>G. Development in the centre of the roundabout should be small scale commercial development such as retail and leisure uses provided it preserves the functionality of the new open space and wider new public realm.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.11 Given its location, and given the limited number of potential large development sites in the area, the Moorfields site represents a unique opportunity to provide a large quantum of additional B-use office floorspace, which would enable the expansion of this internationally important business location. The Council's ambition for the Moorfields site is to create a new business quarter, with a diverse range of business premises and a high quality public realm, in line with key principles set out in Site Allocation BC38.</p> <p>...</p> <p>3.17 The Islington Tall Buildings study (2018) thoroughly assessed the borough's potential to accommodate the development of new tall buildings. Policy DH3 of the Local Plan – Strategic and Development Management Policies DPD has been informed by the Islington Tall Buildings study (2018) and must be read alongside this Spatial Strategy policy. The Spatial Strategy diagram (Figure 3.2) identifies the following four sites¹³ where tall buildings (30 metres and above) may be appropriate in the City Fringe Opportunity Area Spatial Strategy area:</p> <ul style="list-style-type: none"> • Southeast corner Old Street City Road junction – Inmarsat House (site G1 from the study). • Shell Station site on Old Street (site G2 from the study). • Albert House on Old Street (site G3 from the study). 	<p>Part G: To make the policy positively prepared.</p> <p>3.11: Update to reflect introduction of Class E.</p> <p>3.17 and 3.18: For effectiveness and clarity to ensure that the policy references DH3 as well as the Tall Buildings Study.</p> <p>3.19 Necessary to ensure consistency with legislation.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<ul style="list-style-type: none"> • Moorfields Eye Hospital site: Peerless Street, north of the junction with Baldwin Street (site G4 from the study) • Moorfields Eye Hospital site: North West corner of the site, corner of Cayton St/Bath Street (site G5 from the study). <p>3.18 These sites are identified in Policy DH3 of the Strategic and Development Management Policies (see Figure 8.3 and Table 8.1) and within the Islington Tall Buildings Study (using the site references G1 to G5). Any proposal for tall buildings on these sites must be fully consistent with policy DH3 and all other relevant policies and Site Allocations.</p> <p>3.19 Development in the Old Street Area must conserve and or enhance heritage assets and their settings in line with Islington Local Plan policies DH1 and DH2. Particular attention must be paid to the part of the area lies within the Bunhill Fields and Finsbury Square Conservation Area, which English Heritage identifies as being at risk. The area is also home to the Moorfields Conservation Area which contains the Moorfields Eye Hospital (part of which is locally listed) and The Leysian Mission (Imperial Hall), a local landmark.</p>	
BC-MM-07	31	Figure 3.2 City Fringe Opportunity Area Spatial Strategy diagram	<p><i>Replace map. Refer to appendix 1 for a high resolution copy of the map.</i></p> 	To reflect the new boundary to BC10.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
BC-MM-08	32-35	Policy BC4 and supporting text	<p><i>Amend text as follows:</i></p> <p>G: The Council supports greater public access around the basin with a wider ambition to link into the Regent's Canal pathways. Proposals for boater facilities and residential moorings, including those which meet an identified housing need for boat dwellers, will only be permitted where:</p> <p>(i) supporting uses and facilities are in place from the first use of the mooring; (ii) (i) public access to and along the towpath is not impeded; (iii) (ii) they do not hinder navigation along the waterway; (iv) (iii) there is no adverse impact on leisure provision that cannot be mitigated; and (v) (iv) there is no detrimental impact on air quality, nature conservation/ and biodiversity value or and the character and amenity of the waterway corridor, including its function as public open space; and (vi) (v) they respect the amenity of neighbouring residential properties.</p> <p>H: In addition to part G above:</p> <p>(i) Development in the canal corridor should be consistent with the City Road Basin Waterspace Strategy. (ii) Development of boater facilities will only be acceptable where there is an identified need, which will include being identified in the London Mooring Strategy. (iii) Supporting uses and facilities must be in place before the first use of the mooring.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.31 City Road Basin and Graham Street Park are places of recreation and relaxation, and should be enhanced by ensuring pedestrian access is provided on all sides of the basin. The Council values the City Road Basin as an area of open stretch of water, a place with scenic and biodiversity value, and as a place for recreation and leisure. The basin is currently used for recreation, water skills training and leisure, particularly by the Islington Boat Club, a charity that has been teaching younger people to sail for over 25 years. The Council will retain the City Road Basin as an open stretch of water. Residential moorings will be permitted where potential amenity impacts can be mitigated/prevented and other policy requirements are met.</p> <p>3.32 The Council will undertake the development of a waterspace strategy for Islington's canal network in partnership with the Canal and River Trust and other stakeholders. This will provide a framework for making future decisions about the operation of the canal for different uses, including leisure, recreational, educational and training uses appropriate to the function of the open space at City Road Basin and the wider social and educational benefits of this.</p> <p>3.33 Residential Moorings include those which meet an identified housing need for boat dwellers. Boater facilities for the canal corridor includes infrastructure such as mooring points, water and electrical supply, and waste collection and does not include the development of buildings, which in accordance with policy G2 should not be developed on significant open spaces including the canal corridor.</p> <p><i>Remaining paragraph numbers to be updated.</i></p>	Necessary for effectiveness.
BC-MM-09	36-37	Policy BC5: Farringdon	<p><i>Amend text as follows:</i></p> <p>A. The Council's vision for the Farringdon Station area is for a world class transport interchange within a high quality environment that complements and enhances the wider area's history and heritage.</p>	Necessary for effectiveness and to recognise the cultural

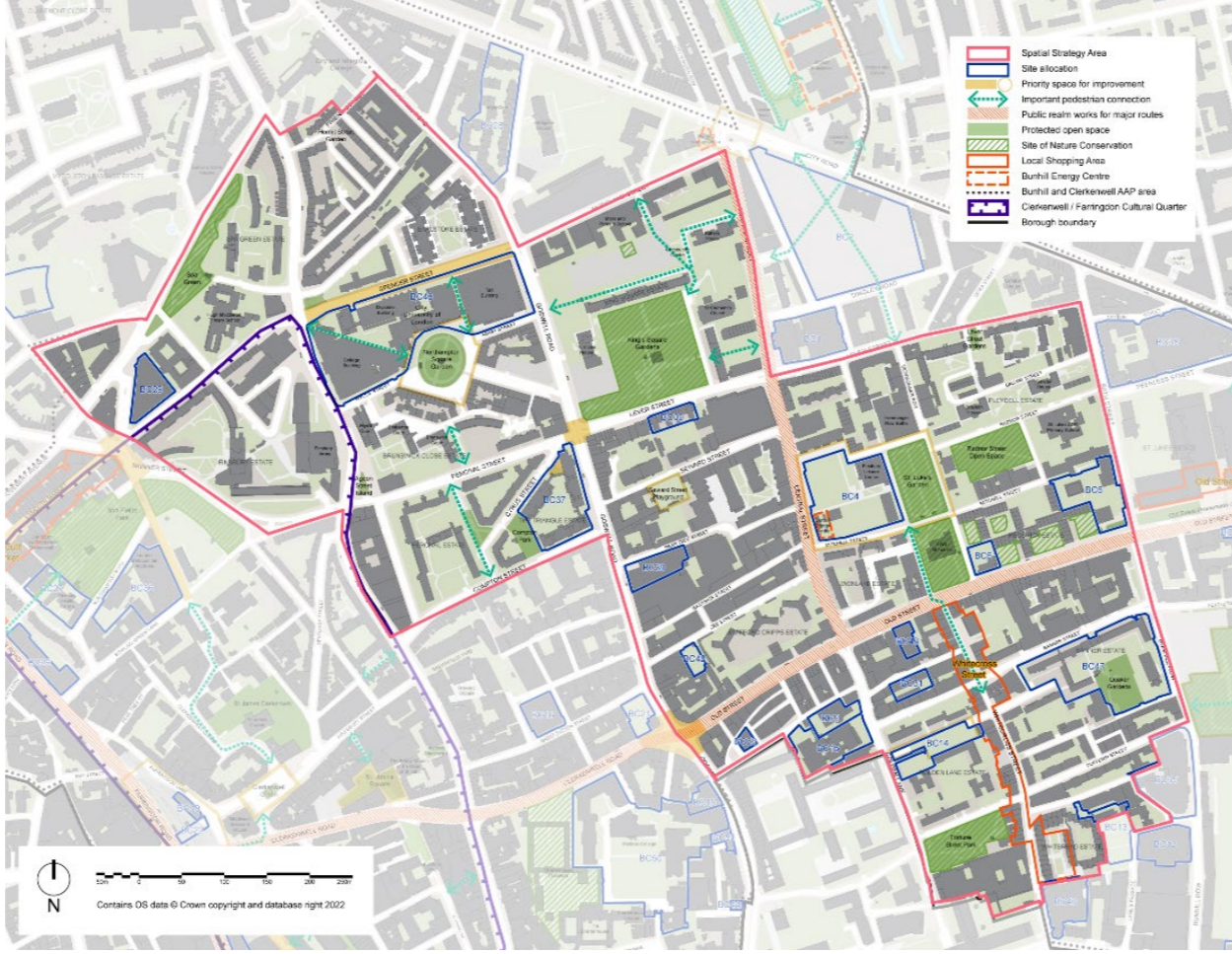
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>B. The Council will ensure that new development and investment in Farringdon reflects its role as a major transport interchange whilst retaining those elements of its character that make it special and distinctive. All development proposals should contribute to an enhanced public realm that prioritises pedestrian circulation and provides good access between the station and other sustainable transport modes. Proposals must promote a “single station environment” across Cowcross Street through the provision of high quality, permeable station frontages, and a unified public realm between National Rail and Underground stations.</p> <p>C. On sites adjacent to and above Farringdon station, development proposals must be predominantly offices and associated business uses.</p> <p>D. In the Farringdon Local Shopping Area, covering Cowcross Street (which connects Farringdon Station to Smithfield Market), development of retail, food, drink, and entertainment uses and other town centre uses is supported at ground floor level and below. Supporting retail and leisure uses is encouraged at street level fronting onto Farringdon Road, Charterhouse Street, and Turnmill Street, to create vibrancy and interest.</p> <p>E. The Farringdon area features several cultural and night-time economy uses, and the area is within the Clerkenwell/Farringdon Cultural Quarter. Development of cultural and night-time economy uses is supported, where adverse amenity impacts can be mitigated/prevented. The specific types of cultural uses should complement the Cultural Quarter.</p> <p>F. Development in this area should, where appropriate, Measures to facilitate ease of movement and modal interchange, including secure cycle parking, cycle hire docking stations, cycle lanes along Charterhouse Street, taxi ranks, improved bus provision, pedestrian signage, and restrictions on delivery and servicing during daytime hours. Servicing must be located to remove conflicts and maximise efficiency of space and use. Shared service bays, basements and access/egress with neighbouring buildings must achieve the most efficient use of space and must not be located in a prominent location which affects promotion of sustainable travel modes.</p> <p>G. Development in this area should provide Aan improved public realm which promotes pedestrian circulation and which results in a series of integrated, linked and high quality public spaces, including neighbouring spaces such as Clerkenwell Green.</p> <p>H: The railway cuttings should be retained as predominantly open spaces. Enhancements to the cuttings are encouraged to explore how that conserve and enhance their potential heritage value can be conserved or enhanced and provide i. Improved pedestrian access across the space between Turnmill Street and Farringdon Road, are is encouraged. The disused underground railway line between Farringdon and Barbican will be safeguarded to allow for its future reuse for transport purposes.</p> <p>I: This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.39 The Farringdon station area has significant historic links with Smithfield Market and Hatton Garden, both of which are designated conservation areas. Hatton Garden (located in the London Borough of Camden) is home to a nationally and internationally important cluster of jewellery manufacture and trading. The busy, historic Smithfield Market is located immediately to the south in the City of London. Smithfield Market is home to a wholesale meat market with a history dating back to the 10th century and is housed in a Victorian-era Grade II listed building. The area also has a particularly strong relationship with neighbouring Historic Clerkenwell Spatial Strategy area (see Policy BCAAP8). To ensure coherent development, and to conserve and or enhance heritage assets, proposals in the Farringdon station area will need to have regard to the principles established through Policy BCAAP8 and related Conservation</p>	<p>quarter in the spatial strategy areas.</p> <p>Supporting text modifications: To ensure policy is Consistent with policy in line with DH2.</p> <p>The change of policy references is to avoid confusion between BCAAP policies and site allocations.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			Area Design Guidelines, as well as relevant policies of the City of London and London Borough of Camden.	
BC-MM-10	39	Figure 3.4: Farringdon Spatial Strategy diagram	<p><i>Replace map. Refer to appendix 1 for a high resolution copy of the map.</i></p> 	Correction to include spatial strategy boundary and also to include the Clerkenwell / Farringdon Cultural Quarter on the map necessary for effectiveness.
BC-MM-11	40	Policy BC6 part B and supporting text para 3.43	<p><i>Amend text as follows:</i></p> <p>B. The Council will maintain and enhance Exmouth Market Local Shopping Area as a destination for food, drink, retail and entertainment uses. The mix of uses must be managed to support the vitality and viability of the centre, while not harming local character or amenity.</p> <p>...</p> <p>D. The disused Clerkenwell Fire Station, a Grade II Listed Building, offers an important development opportunity in a very prominent location. The site should be brought back into use as soon as possible. Any development on this site must preserve and or enhance the listed building and contribute towards meeting the Council's key objectives, such as maximising the provision of genuinely affordable housing.</p> <p>...</p>	<p>Part B and paragraph 3.43: Effectiveness and consistency with other policies (R3 and R4).</p> <p>Part D: Effectiveness and consistency with legislation.</p> <p>Part G: To recognise the cultural quarter in the spatial strategy area, for consistency with other references within the Plan.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>G: This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p> <p>Map change showing the Clerkenwell / Farringdon Cultural Quarter in the Mount Pleasant and Exmouth Market Spatial Strategy Area map is below in Figure 3.4 modification.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.43: Exmouth Market is a retail, food, drink, and entertainment destination with a range of shops, cafes and restaurants. It is home to a popular street market with a history dating back to the 1840s. The street provides a high quality pedestrianised environment, with a large number of active frontages including street dining. Many of the buildings fronting Exmouth Market are late 18th and early 19th century houses with historic shopfronts still in place. Exmouth Market should be supported and enhanced by improving the public realm and managing the mix of uses to support the vitality and viability of the area, while not harming local character or amenity</p>	
BC-MM-12	42	Figure 3.5: Mount Pleasant and Exmouth Market Spatial Strategy diagram	<p><i>Replace map. Refer to appendix 1 for a high resolution copy of the map.</i></p> 	To add the boundary of the cultural quarter to the spatial strategy area map. Correction to show Skinner Street Open Space as a Site In Nature Conservation (SINC) for effectiveness.
BC-MM-13	43-45	Policy BC7 Central Finsbury	<i>Amend text as follows:</i>	Changes necessary for clarity and effectiveness.

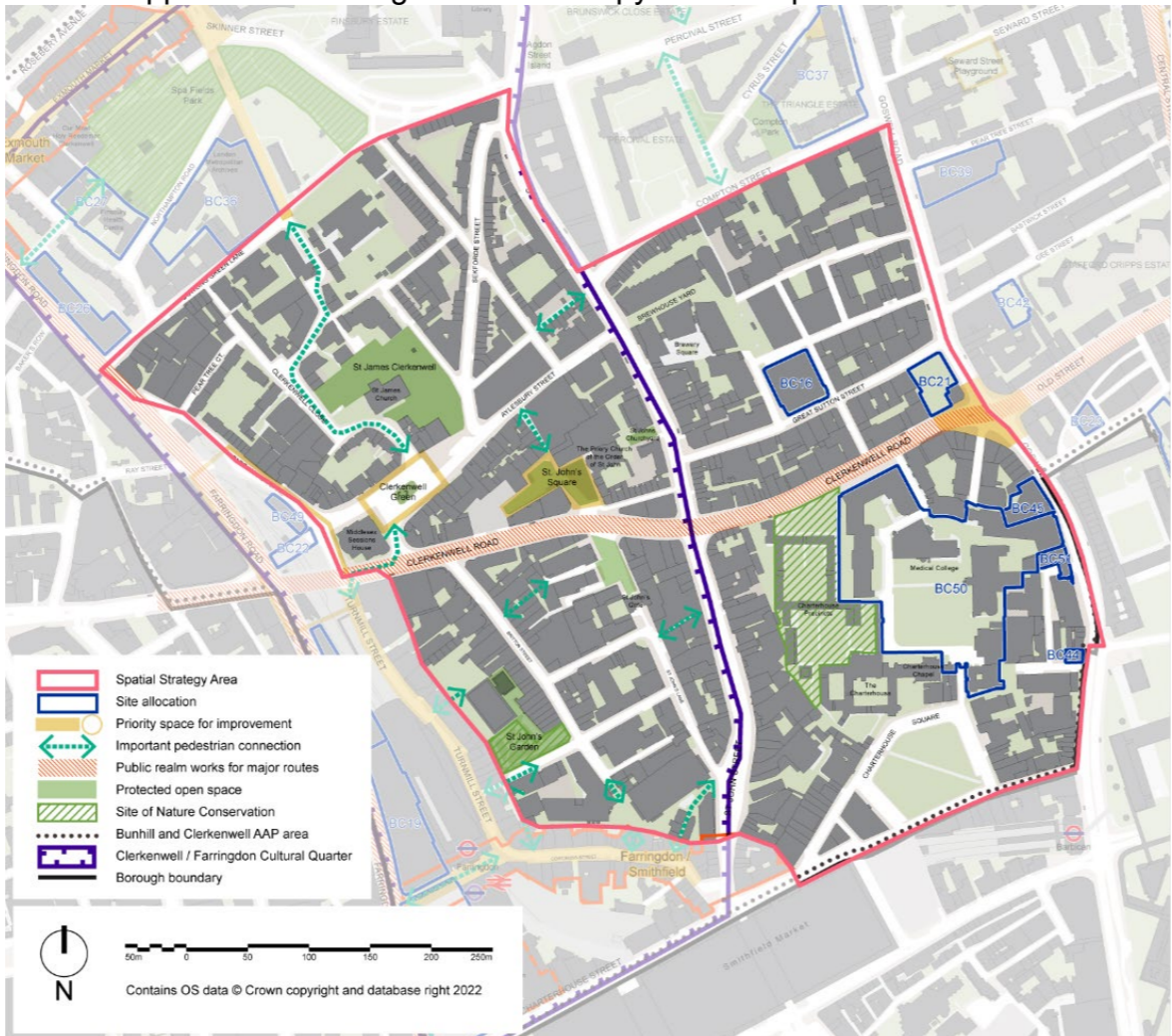
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>A. The Central Finsbury Spatial Strategy area incorporates a mix of land uses. The key aim for the Spatial Strategy area is to balance protection of this mixed use character with high quality new development, and to ensure that the area is permeable and well connected with an accessible, high quality public realm.</p> <p>B. Housing estates are a key factor of the areas character. There a number of estates dispersed across the Spatial Strategy area, including the Grade II* listed Spa Green Estate. The Council is undertaking an ambitious programme of Council house-building across the borough, including infill development at estates in the AAP area.</p> <p>C. Old Street and Goswell Road are the principal commercial streets in the area. These streets feature a range of employment uses, from large floorplate offices to smaller SME spaces and refurbished older buildings.</p> <p>D. There is a significant opportunity to enhance the office function of this area, principally along the main commercial corridors. The provision of workspaces suitable for SME businesses to link with the creative cluster identified in the Historic Clerkenwell Spatial Strategy (see Policy BCAAP8) is supported. There is also scope to promote supporting uses such as retail and leisure uses at ground floor locations, where appropriate.</p> <p>E. Whitecross Street is a designated Local Shopping Area. It is an important retail destination within the south of Islington, with the food market in particular acting as a unique draw. Achieving a balance between the 'bricks-and-mortar' and market roles is an important consideration in order to ensure that each function is able to operate effectively in the future. Retail uses may be appropriate at ground floor level and any lower ground floors across the area as part of new development, particularly where a site is within or adjacent to existing frontages of similar uses.</p> <p>F. The area features two significant sports and leisure uses: Ironmonger Row Baths and Finsbury Leisure Centre. The Council plans to redevelop the Finsbury Leisure Centre to provide Council homes, a new leisure centre, healthcare, childcare and energy facilities into one new exemplary civic development. The sports and leisure function at the Finsbury Leisure Centre will be re-provided in accordance with Strategic and Development Management Policy SC1: Social and Community Infrastructure.</p> <p>G. This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p> <p>G. H. City, University of London on Northampton Square is an important education establishment. Further refurbishment and/or new development should provide a range of accessible and efficient higher education facilities, including teaching space, laboratories, learning resource areas, support offices, social facilities, and facilities which would maximise community access to education.</p> <p>H. I. Development should Public-realm-improvements-should facilitate easy pedestrian and cyclist access through and within the area, in line with pedestrian and cycle desire lines and should improve and better connect green spaces in the area where feasible.</p> <p>J. Development along Central Street should improve the relationship between buildings and spaces along Central Street.</p>	<p>To avoid confusion between BCAAP policies and site allocations.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>K. The design of new development across the area must respond to local context. Development proposals (including the redevelopment of existing buildings) must:</p> <ul style="list-style-type: none"> • be based on a human scale and reflect the predominant building height; • enhance definition between public and private spaces and provide improved access and permeability; • where appropriate, provide and enhance definition, enclosure and active edges to Central Street, Central Square, Goswell Road, Moreland Street and other important pedestrian routes; and • re-establish traditional building lines. <p>L. Development proposals should contribute to an enhanced public realm, including through:</p> <ul style="list-style-type: none"> • extension, retention or re-provision of existing green spaces and provision of new green and/or open spaces such as pocket parks; • incorporation of significant tree planting along key routes to reinforce their primacy in the street hierarchy; and • improvements to pedestrian and cycling connections. <p><i>Amend supporting text as follows:</i></p> <p>3.62 The design of new development across the area must respond to local context. Development proposals (including the redevelopment of existing buildings) must:</p> <ul style="list-style-type: none"> • be based on a human scale and reflect the predominant building height; • enhance definition between public and private spaces and provide improved access and permeability; • where appropriate, provide and enhance definition, enclosure and active edges to Central Street, Central Square, Goswell Road, Moreland Street and other important pedestrian routes; and • re-establish traditional building lines. <p>3.63 Development proposals should contribute to an enhanced public realm, including through:</p> <ul style="list-style-type: none"> • extension, retention or re-provision of existing green spaces and provision of new green and/or open spaces such as pocket parks; • incorporation of significant tree planting along key routes to reinforce their primacy in the street hierarchy; and • improvements to pedestrian and cycling connections; 	
BC-MM-15	46	Figure 3.6: Central Finsbury Spatial Strategy diagram	<i>Replace map. Refer to appendix 1 for a high resolution copy of the map.</i>	To add the Clerkenwell / Farringdon Cultural Quarter to the map for effectiveness. Correction to show Skinner Street Open Space as a Site In Nature Conservation (SINC) for effectiveness.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
				
BC-MM-15	47- 48	Policy BC8: Historic Clerkenwell	<p><i>Amend text as follows:</i></p> <p>A. The Council will preserve and or enhance the special historic character and appearance of the Historic Clerkenwell area, which reinforces its uniqueness, integrity and socio-cultural value. Limited Commercial development, particularly business workspaces suitable for SMEs and/or specialist industries, and small-scale retail and leisure uses, may be acceptable where it is contextual and of a high quality.</p> <p>B. The Council will protect existing employment uses. In addition, a range of business activities including smaller workspaces for creative and specialist industries are encouraged. Active ground floor uses fronting major roads and key streets are encouraged.</p> <p>B. C. C. The Clerkenwell/Farringdon Cultural Quarter protects and promotes the unique concentration of cultural uses and heritage assets in this area, and reflects the concentration of related creative industries.</p> <p>C. D. D. Development proposals should positively reinforce the character of a street and/or space, and contribute to an enhanced public realm that respects and enhances the historic environment and its setting, and increases permeability and connectivity across the area. Where development is proposed, active uses must be provided at ground floor level.</p> <p>D. E. E. New buildings must be of high architectural quality and be locally distinctive, of a height, scale and massing that respects and enhances the immediate and wider context, consistent with the predominant building height. New development should reflect long established building lines, street frontages and plot</p>	<p>Changes to A, B, G, and H of Policy text: Necessary for consistency with legislation, to provide greater clarity to the policy.</p> <p>3.66: factual update.</p> <p>3.68: To ensure a consistent approach to commercial development.</p> <p>3.71: Necessary for consistency with legislation.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>widths. Roof extensions, plant rooms and lift overruns should conform to prevailing building heights and should not harm the character and appearance of the existing and neighbouring buildings as seen from streets and public open spaces.</p> <p>F. G. Heritage assets and townscape attributes, including Conservation Areas, Scheduled Ancient Monuments, listed buildings, historic shopfronts, strategic and local views to St. Paul's Cathedral, and local landmarks must be protected and or enhanced. The Spatial Strategy area is covered by a Tier 1 Archaeological Priority Area¹, reflecting the area's great time-depth and the significant potential for archaeological discoveries of national and regional significance. In addition, there are a number of buildings and features of local importance which must also be protected and or enhanced; these Historic Clerkenwell heritage sites are identified in Appendix 1. New development should respect historic building footprints, and should not result in the demolition or amalgamation of buildings with existing character value. Buildings that frame strategic and local views of landmarks should enhance the quality of the view, in particular components within the view that are of heritage value.</p> <p>H. Development should provide additional public space by transferring underused roads and parking areas into pedestrian use where appropriate. Public realm and street improvements are encouraged to improve conditions for walking and cycling, improve amenity and biodiversity.</p> <p>I. This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p> <p><i>Amend supporting text as follows:</i></p> <p><i>Change to update Scheduled Monuments information. St John's Gate was de-scheduled from being a scheduled monument, but remains a Grade I listed building. Changes are set out below and reflected in policies map changes. Amend text as follows:</i></p> <p>3.66 The area includes a number of Conservation Areas, and listed buildings, and a two Scheduled Monuments (the Benedictine nunnery of St Mary, Clerkenwell the Nunnery of St. Mary de Fonte and St. John's Gate), as shown on the Policies Map). Its significant historic value (which is acknowledged to be of London-wide importance) is well recognised, but is undermined in some places by the poor quality of the public realm and dominance of vehicular traffic. Development which comes forward within the Spatial Strategy area should, as a starting point, be based on the principle of conserving heritage assets, i.e. historic buildings, structures or places). Heritage assets can add to the economic viability of development and improve the cultural offer to both local residents and visitors. Policy DH2 of the Strategic and Development Management Policies DPD requires submission of a heritage statement as part of planning applications.</p> <p>...</p> <p>3.68 Commercial uses, particularly small scale employment uses (e.g. design and light manufacturing) are an intrinsic part of the unique character of the area. Protection of these uses is therefore important to protect local character and ensure that the area's diverse commercial role is supported and retained. Office/business uses, especially those which complement the existing commercial uses, must be</p>	

¹ Policy DH2 of the Strategic and Development Management Policies DPD details the requirements for development proposals within designated APAs.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>maximised where development does come forward. A range of business activities (including smaller workspaces for creative and specialist industries, which are under pressure from increased land values) are encouraged as well as active ground floor uses fronting major roads and key streets, to provide diversity and interest.</p> <p>...</p> <p>3.71 Development in Historic Clerkenwell must conserve and or enhance heritage assets and their settings in line with Islington Local Plan Policy DH1. Clerkenwell Green, Charterhouse Square, and Hat and Feathers Conservation Areas are located in this area. Islington's three Tier 1 Archaeological Priority Areas are all located in the Historic Clerkenwell Spatial Strategy area. Tier 1 areas are known or strongly suspected to contain a heritage asset of national importance (a Scheduled Monument or equivalent) or are otherwise of very high archaeological sensitivity.</p>	
BC-MM-16	51	Figure 3.7 Historic Clerkenwell Spatial Strategy Diagram	<p>Refer to appendix 1 for a high resolution copy of the map.</p> 	<p>To add the Clerkenwell / Farringdon Cultural Quarter and amend the reference to pedestrian route so it aligns with the policy aspirations set out at allocation BC50 Correction to show Skinner Street Open Space as a Site In Nature Conservation (SINC) for effectiveness.</p>
BC-MM-17	52	Policy AAP1: Delivering development priorities and supporting text	<p><i>Amend text as follows:</i></p> <p>A. The Local Plan will deliver its objectives and priorities by ensuring that sites allocated for specific uses within Bunhill and Clerkenwell AAP actually deliver particular types of development in line with the</p>	<p>To reflect changes in the use class order and the Council's approach to secure protected uses within class E.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
		<p>paragraphs 4.4 to 4.6.</p>	<p>allocations. Proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted.</p> <p>B. Allocated uses which fall within a broader use class (i.e. office or retail uses which sit within use class E) will be secured for the specific allocated use at planning stage. This is to ensure that development contributes towards meeting Islington’s identified development needs. Where the site allocations are expressed more broadly in terms of use class, there may be some flexibility regarding a range of acceptable uses, subject to compliance with all relevant Local Plan policies.</p> <p><i>Amend supporting text as follows:</i></p> <p>4.4 Class E includes a broad range of commercial uses including offices, light industrial, shops, cafés and restaurants, gyms, health facilities, day centres, creches, and nurseries. Planning permission is not required to change between these uses which could have significant consequences for the Council’s ability to meet its evidenced development need, particularly for office floorspace, as well as for the availability of services valued by residents such as shops, health clinics, and day centres.</p> <p>4.5 Islington is a geographically small with a dense built form, high population density, and high land values. The borough has a comparatively small supply of large development sites from which it can meet its identified needs including for homes and jobs. In response to this constrained supply the Council allocates a large number of development sites, including many smaller sites. In order for the Local Plan to deliver its objectives and priorities, and given the shortage of available land in the borough and the potential impacts of use class E, it is necessary to ensure that where sites are allocated for specific uses actually deliver particular types of development in line with the allocations. Therefore, on the majority of sites the allocations explicitly identify which uses are required, e.g. offices and residential. These uses have been established through consideration of priority development needs and the context of each site; proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted. In line with this, to ensure that priority uses are delivered, where an allocated use (e.g. offices or retail) falls within a broader use class the Council will require the specific allocated use to be secured at planning stage.</p> <p>4.5.4.6 In a small number of cases, the Some site allocations are less specific, e.g. they allocate for “commercial uses”, which allows some flexibility regarding acceptable uses, subject to compliance with all relevant Local Plan policies.</p> <p><i>Other paragraph numbers to be updated accordingly.</i></p>	
BC-MM-18	53	Figure 4.1 Bunhill and Clerkenwell AAP site allocations (with Spatial Strategy areas identified for reference)	Replacement map to include modified BC10 boundary. Refer to appendix 1 for a high resolution copy of the map.	To reflect new BC10 boundary.

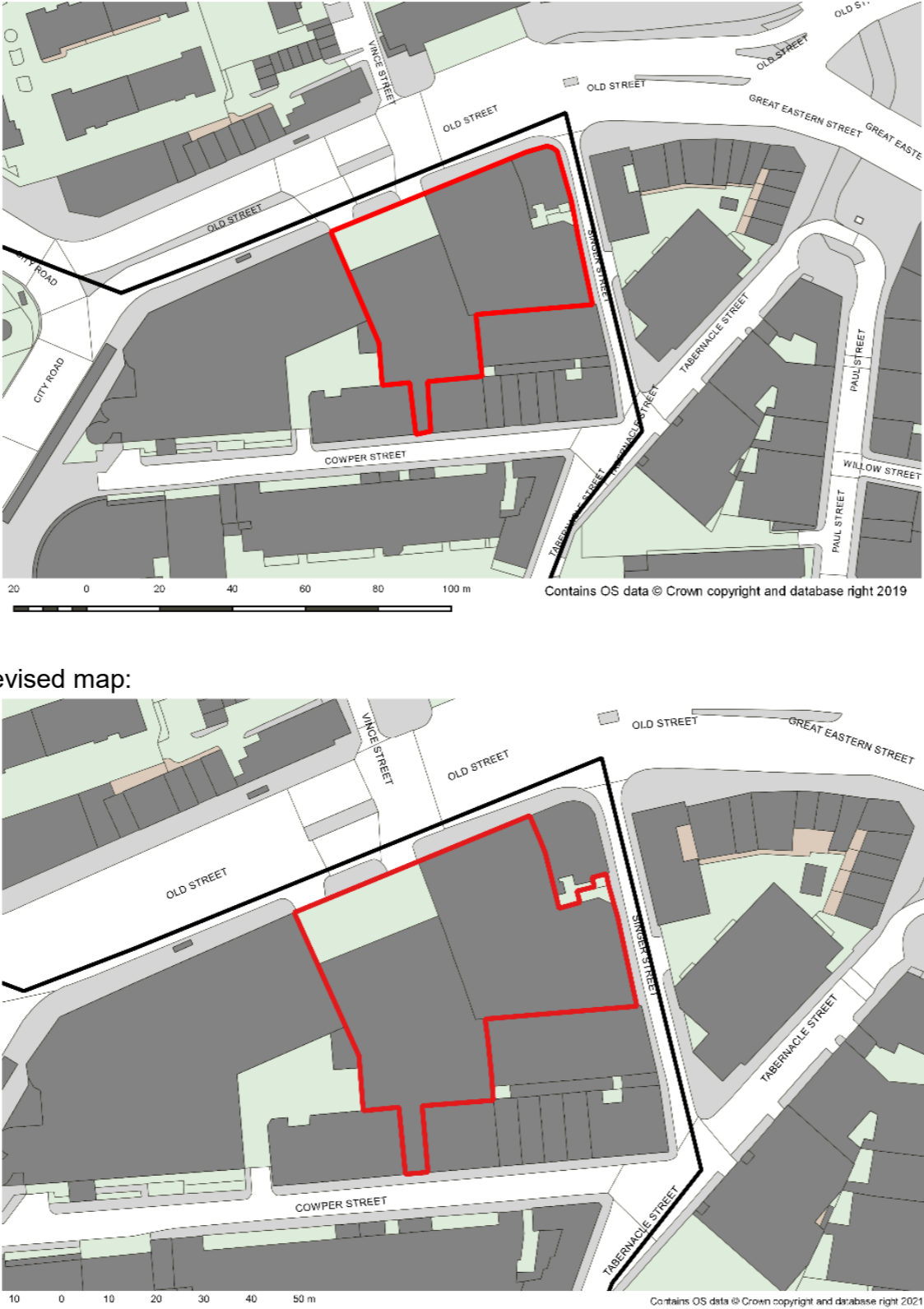
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason																																																																																	
BC-MM-19	57	Table 4.2 Site Capacity Assumptions	<p>Table 4.2 Site Capacity Assumptions</p> <p>Delete existing table:</p> <table border="1" data-bbox="742 1228 2154 1816"> <thead> <tr> <th></th> <th colspan="2">Years 1-5</th> <th colspan="2">Years 6-10</th> <th colspan="2">Years 11-15</th> <th colspan="2">Total</th> </tr> <tr> <th></th> <th>Homes</th> <th>Offices (sqm)</th> <th>Homes</th> <th>Offices (sqm)</th> <th>Homes</th> <th>Offices (sqm)</th> <th>Homes</th> <th>Offices (sqm)</th> </tr> </thead> <tbody> <tr> <td>B & C: City Fringe Opportunity Area</td> <td>-60</td> <td>-63,100</td> <td>-</td> <td>-61,600</td> <td>-</td> <td>-18,500</td> <td>-60</td> <td>-143,200</td> </tr> <tr> <td>B & C: City Road</td> <td>-340</td> <td>-21,500</td> <td>-</td> <td>-500</td> <td>-</td> <td>-</td> <td>-340</td> <td>-22,000</td> </tr> <tr> <td>B & C: Farringdon</td> <td>-</td> <td>-13,300</td> <td>-</td> <td>-</td> <td>-</td> <td>-1,000</td> <td>-</td> <td>-14,300</td> </tr> <tr> <td>B & C: Mount Pleasant and Exmouth Market</td> <td>-190</td> <td>-7,300</td> <td>-</td> <td>-1,600</td> <td>-</td> <td>-</td> <td>-190</td> <td>-8,900</td> </tr> <tr> <td>B & C: Central Finsbury</td> <td>-250</td> <td>-6,100</td> <td>-</td> <td>-1,500</td> <td>-</td> <td>-</td> <td>-250</td> <td>-7,600</td> </tr> <tr> <td>B & C: Historic Clerkenwell</td> <td>-</td> <td>-4,500</td> <td>-</td> <td>-900</td> <td>-</td> <td>-</td> <td>-</td> <td>-5,400</td> </tr> <tr> <td>Total</td> <td>-840</td> <td>-115,800</td> <td>-</td> <td>-66,100</td> <td>-</td> <td>-19,500</td> <td>-840</td> <td>-201,400</td> </tr> </tbody> </table> <p>Replace with the following table:</p>		Years 1-5		Years 6-10		Years 11-15		Total			Homes	Offices (sqm)	Homes	Offices (sqm)	Homes	Offices (sqm)	Homes	Offices (sqm)	B & C: City Fringe Opportunity Area	-60	-63,100	-	-61,600	-	-18,500	-60	-143,200	B & C: City Road	-340	-21,500	-	-500	-	-	-340	-22,000	B & C: Farringdon	-	-13,300	-	-	-	-1,000	-	-14,300	B & C: Mount Pleasant and Exmouth Market	-190	-7,300	-	-1,600	-	-	-190	-8,900	B & C: Central Finsbury	-250	-6,100	-	-1,500	-	-	-250	-7,600	B & C: Historic Clerkenwell	-	-4,500	-	-900	-	-	-	-5,400	Total	-840	-115,800	-	-66,100	-	-19,500	-840	-201,400	Updated to reflect current development progress.
	Years 1-5		Years 6-10		Years 11-15		Total																																																																														
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			Homes	Offices (sqm)	Homes	Offices (sqm)	Homes	Offices (offices)	Homes	Offices (sqm)	
			60	72,000	-	61,600	-	18,500	60	152,200	
			690	21,500	-	500	-	-	690	22,000	
			-	22,700	-	-	-	1,000	-	23,700	
			190	9,400	-	1,600	-	-	190	11,000	
			310	6,100	-	700	-	-	310	6,900	
			0	200	-	900	-	-	-	1,100	
			1260	131,900	-	65,400	-	19,600	1,260	216,900	
BC-MM-20	61-62	Site Allocation BC3 Islington Boat Club	<i>Amend text as follows:</i>								To provide greater clarity to the policy.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>Development considerations</p> <ul style="list-style-type: none"> • The community and sporting uses should be re-provided consistent with Strategic and Development Management Policy SC1. • Residential uses may be developed where they do not harm the Islington Boat Club in accordance with the agent of change principal as set out in Policy DH5 in the Strategic and Development Management Policies. • Improvements to the existing building should integrate with and complement the recent improvements to Graham Street Park, Linear Park extension and neighbouring play space. Public access between Graham Street and the canal basin should be improved. • Refurbishment should include reconfiguration of storage areas to create pedestrian access and unbroken sightlines along the canal towpath/linear park, and an improved interface with public areas. • Any development on this site must be informed by the recommendations of the Thames River Basin Management Plan in order to ensure the protection and improvement of the benefits provided by the water environment. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. 	
BC-MM-21	63-64	Site Allocation BC4 Finsbury Leisure Centre	<i>Amend text as follows:</i>	To provide greater clarity to the policy in terms of residential amenity and the re-provision of facilities currently provided by the existing Finsbury Leisure Centre.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>Development considerations</p> <ul style="list-style-type: none"> • A new, high quality leisure centre building should provide a positive frontage to Central Street. High quality frontages should also be provided onto Paton Street and St. Luke's Gardens. • Development must be high quality contextual design in accordance with PLAN1 in the Strategic and Development Policies. Any development should protect the amenity of neighbouring residential properties, particularly those at Burnhill House, Norman Street. • Development should ensure the re-provision of the existing sports pitches and facilities in accordance with Policy SC1 part D in the Strategic and Development Management Policies. • Development of the sports pitches and facilities must be considered in accordance with Policy SC1 part D in the Strategic and Development Policies. • There are several mature trees on site. Proposals must incorporate public open space and retain mature trees wherever possible. • Pedestrian permeability should be improved through the site, and legibility improved by realigning Paton Street with Norman Street. • The existing energy centre must be incorporated within the curtilage of the redeveloped leisure centre. Flues/thermal stores should be incorporated within the overall design of the building to minimise their visual impact. • The Planning Brief for St Lukes Area (September 2014) provides further detail and will inform the assessment of any development proposals at this site. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	
BC-MM-22	65	Site Allocation BC5: London College of Fashion, Golden Lane	<p><i>Amend text as follows:</i></p> <p>Development considerations</p> <ul style="list-style-type: none"> • An additional set back storey on the roof of the retained building may be appropriate if there are no adverse impacts on the host building, the conservation area, or the setting of surrounding heritage assets. Any such proposals will require a robust heritage impact assessment. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	To provide greater clarity to the policy.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
BC-MM-23	66	Site Allocation BC6: Redbrick Estate	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Allocation and justification</td> <td>Residential development with re-provision of the community centre and provision of small scale retail use. The health centre previously on the site was re-provided off-site.</td> </tr> </table>	Allocation and justification	Residential development with re-provision of the community centre and provision of small scale retail use. The health centre previously on the site was re-provided off-site.	To reflect the planning permission granted for the site for clarity.		
Allocation and justification	Residential development with re-provision of the community centre and provision of small scale retail use. The health centre previously on the site was re-provided off-site.							
BC-MM-24	67-68	Site Allocation BC7: 198-208 Old Street (petrol station)	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Allocation and justification</td> <td>Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above. Prior to redevelopment the existing use can continue.</td> </tr> </table>	Allocation and justification	Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above. Prior to redevelopment the existing use can continue.	Effectiveness. To clarify that the current use may continue.		
Allocation and justification	Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above. Prior to redevelopment the existing use can continue.							
BC-MM-25	69-70	Site Allocation BC8: Old Street roundabout area	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>How was the site identified and relevant planning history</td> <td>2013 Site Allocation (BC24) TfL are undertaking a comprehensive highway and public realm improvements to the area to improve the public realm, conditions for walking and cycling, and the station environment. The works involve the closure of the north-western arm of the roundabout, creating a two-way road system, with the roundabout becoming a peninsula. Much of the work is being undertaken under TfL's permitted development rights. Two planning permissions were required: P2015/5222/FUL for new a station entrance to the south-east at Cowper Street (approved 2016) and P2019/0528/FUL for construction of a new station entrance to provide access to St. Agnes Well and Old Street Station (approved 2019).</td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> • Reconfiguration of space above and below ground to provide improved step-free access to underground station, enhanced retail provision, improved public toilets and public open space (which incorporates green areas and tree planting). • Reconfiguration and redevelopment of the roundabout and station provides an opportunity to reduce traffic impacts. • Proposals should improve pedestrian permeability, legibility, circulation and accessibility, including for passengers interchanging between transport modes. • Proposals should improve conditions and safety for cycling. • Proposals should aim to mark Old Street Station with a landmark station entrance and pursue integration of the public realm with St. Agnes' Well. Inventive solutions for integrating station facilities with retail units will be encouraged. </td> </tr> </table>	How was the site identified and relevant planning history	2013 Site Allocation (BC24) TfL are undertaking a comprehensive highway and public realm improvements to the area to improve the public realm, conditions for walking and cycling, and the station environment. The works involve the closure of the north-western arm of the roundabout, creating a two-way road system, with the roundabout becoming a peninsula. Much of the work is being undertaken under TfL's permitted development rights. Two planning permissions were required: P2015/5222/FUL for new a station entrance to the south-east at Cowper Street (approved 2016) and P2019/0528/FUL for construction of a new station entrance to provide access to St. Agnes Well and Old Street Station (approved 2019).	Development considerations	<ul style="list-style-type: none"> • Reconfiguration of space above and below ground to provide improved step-free access to underground station, enhanced retail provision, improved public toilets and public open space (which incorporates green areas and tree planting). • Reconfiguration and redevelopment of the roundabout and station provides an opportunity to reduce traffic impacts. • Proposals should improve pedestrian permeability, legibility, circulation and accessibility, including for passengers interchanging between transport modes. • Proposals should improve conditions and safety for cycling. • Proposals should aim to mark Old Street Station with a landmark station entrance and pursue integration of the public realm with St. Agnes' Well. Inventive solutions for integrating station facilities with retail units will be encouraged. 	Update to planning history. Clarification for effectiveness that the public realm and transport improvements should improve conditions and safety for cycling.
How was the site identified and relevant planning history	2013 Site Allocation (BC24) TfL are undertaking a comprehensive highway and public realm improvements to the area to improve the public realm, conditions for walking and cycling, and the station environment. The works involve the closure of the north-western arm of the roundabout, creating a two-way road system, with the roundabout becoming a peninsula. Much of the work is being undertaken under TfL's permitted development rights. Two planning permissions were required: P2015/5222/FUL for new a station entrance to the south-east at Cowper Street (approved 2016) and P2019/0528/FUL for construction of a new station entrance to provide access to St. Agnes Well and Old Street Station (approved 2019).							
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BC-MM-26	73-74	Site Allocation BC10: 254-262 Old Street (east of roundabout)	<p><i>Amend boundary to remove Golden Bee Bar:</i> Existing map:</p>	Site boundary amended to accurately reflect that the Public House should not be included within the redevelopment proposals in line with Islington's protection of Public Houses policy.				

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			 <p>The image contains two maps of the same site. The top map shows a site boundary outlined in red, with a larger area outlined in black. The site is situated between Cowper Street to the south and Old Street to the north. Other streets shown include Vincent Street, City Road, Tabernacle Street, Paul Street, Willow Street, and Great Eastern Street. A scale bar at the bottom of the top map ranges from 0 to 100 meters. Below the scale bar is the text 'Contains OS data © Crown copyright and database right 2019'.</p> <p>The bottom map is labeled 'Revised map:'. It shows the same site and surrounding streets, but with a different red outline for the site boundary. A scale bar at the bottom of the revised map ranges from 0 to 50 meters. Below the scale bar is the text 'Contains OS data © Crown copyright and database right 2021'.</p>	

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason								
			<table border="1"> <tr> <td>Address</td> <td>254-262 Old Street (east of roundabout), EC1Y, comprised of 250-254 Old Street; Albert House, and 256 Old Street; and Golden Bee Bar, 262-264 Old Street, EC1Y 1BJ</td> </tr> <tr> <td>Ownership</td> <td>New Albert House Limited; Chandler Bar Groups Limited</td> </tr> <tr> <td>Current/previous use</td> <td>Car parking, public house, offices and temporary uses</td> </tr> </table> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> • Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment. • The Islington Tall Buildings Study suggests that Albert House has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building must be clearly subordinate in height to the taller towers at the Old Street/City Road junction, visually mediating between these taller buildings and the medium rise height of the surrounding context, without over-dominating the street space. • Development should consider retention of the public house at 262 Old Street, on the corner of Old Street and Singer Street. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. </td> </tr> </table>	Address	254-262 Old Street (east of roundabout), EC1Y, comprised of 250-254 Old Street; Albert House, and 256 Old Street; and Golden Bee Bar, 262-264 Old Street , EC1Y 1BJ	Ownership	New Albert House Limited; Chandler Bar Groups Limited	Current/previous use	Car parking, public house , offices and temporary uses	Development considerations	<ul style="list-style-type: none"> • Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment. • The Islington Tall Buildings Study suggests that Albert House has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building must be clearly subordinate in height to the taller towers at the Old Street/City Road junction, visually mediating between these taller buildings and the medium rise height of the surrounding context, without over-dominating the street space. • Development should consider retention of the public house at 262 Old Street, on the corner of Old Street and Singer Street. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	
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Current/previous use	Car parking, public house , offices and temporary uses											
Development considerations	<ul style="list-style-type: none"> • Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment. • The Islington Tall Buildings Study suggests that Albert House has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building must be clearly subordinate in height to the taller towers at the Old Street/City Road junction, visually mediating between these taller buildings and the medium rise height of the surrounding context, without over-dominating the street space. • Development should consider retention of the public house at 262 Old Street, on the corner of Old Street and Singer Street. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 											
BC-MM-27	75-76	Site Allocation BC11: Longbow House, 14-20 Chiswell Street	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> • Any new building should positively address both Chiswell Street and the Honourable Artillery Company's training grounds, exhibiting a scale and height that is consistent with neighbouring buildings and the immediate context. • The existing building is higher than 30m. • A replacement building on this site may be the same height or lower than the existing building. • The Honourable Artillery Company's training grounds are a feature of the Bunhill Fields and Finsbury Square Conservation Area and part of the setting of a Grade II listed feature. Any development should conserve and or enhance this heritage setting. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. </td> </tr> <tr> <td>Estimated timescale</td> <td> <ul style="list-style-type: none"> • 2021/22-2025/26 2026/27-2030-31 </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> • Any new building should positively address both Chiswell Street and the Honourable Artillery Company's training grounds, exhibiting a scale and height that is consistent with neighbouring buildings and the immediate context. • The existing building is higher than 30m. • A replacement building on this site may be the same height or lower than the existing building. • The Honourable Artillery Company's training grounds are a feature of the Bunhill Fields and Finsbury Square Conservation Area and part of the setting of a Grade II listed feature. Any development should conserve and or enhance this heritage setting. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	Estimated timescale	<ul style="list-style-type: none"> • 2021/22-2025/26 2026/27-2030-31 	<p>For effectiveness to identify where extant tall buildings are in place or under construction and for consistency with legislation.</p> <p>Change to timescales reflects updated circumstances.</p>				
Development considerations	<ul style="list-style-type: none"> • Any new building should positively address both Chiswell Street and the Honourable Artillery Company's training grounds, exhibiting a scale and height that is consistent with neighbouring buildings and the immediate context. • The existing building is higher than 30m. • A replacement building on this site may be the same height or lower than the existing building. • The Honourable Artillery Company's training grounds are a feature of the Bunhill Fields and Finsbury Square Conservation Area and part of the setting of a Grade II listed feature. Any development should conserve and or enhance this heritage setting. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 											
Estimated timescale	<ul style="list-style-type: none"> • 2021/22-2025/26 2026/27-2030-31 											
BC-MM-28	77	Site Allocation BC12 Cass	<p><i>Amend text as follows:</i></p>	To provide greater clarity to the policy.								

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
		Business School, 106 Bunhill Row	Development consideration <ul style="list-style-type: none"> No site specific considerations, relevant policies apply. The building is of a similar height to the surrounding buildings and is reflective of the typical townscape context of the local area. As a result, only a modest upwards extension is likely to be acceptable in this location. 					
BC-MM-29	78-79	Site Allocation BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>2013 Site Allocation (BC31) and planning permission P2016/0488/FUL. This permission is for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace (lapsed).</td> </tr> <tr> <td>Allocation and justification</td> <td> Mixed use development with residential and a significant amount of office floorspace. An element of hotel use is acceptable in principle. The site has had planning permission for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace. Should the site be subject to further amendments or new applications, the Council will seek redevelopment to provide an office development including affordable workspace and small scale business uses. </td> </tr> </table>	How the site was identified and relevant planning history	2013 Site Allocation (BC31) and planning permission P2016/0488/FUL. This permission is for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace (lapsed).	Allocation and justification	Mixed use development with residential and a significant amount of office floorspace. An element of hotel use is acceptable in principle. The site has had planning permission for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace. Should the site be subject to further amendments or new applications, the Council will seek redevelopment to provide an office development including affordable workspace and small scale business uses.	<p>To detail the land uses of the planning permission.</p> <p>To provide greater clarity to the policy.</p>
How the site was identified and relevant planning history	2013 Site Allocation (BC31) and planning permission P2016/0488/FUL. This permission is for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace (lapsed).							
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BC-MM-30	82	Site Allocation BC15: Richard Cloudesley School, 99 Golden Lane	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>How was the site identified and relevant planning history</td> <td> 2013 Site Allocation (BC34) and planning application P2017/2961/FUL (granted subject to legal agreement, March 2018) 2013 Site Allocation (BC34) and planning permission P2017/2961/FUL (permission granted and construction started in 2018) </td> </tr> </table>	How was the site identified and relevant planning history	2013 Site Allocation (BC34) and planning application P2017/2961/FUL (granted subject to legal agreement, March 2018) 2013 Site Allocation (BC34) and planning permission P2017/2961/FUL (permission granted and construction started in 2018)	To update planning history.		
How was the site identified and relevant planning history	2013 Site Allocation (BC34) and planning application P2017/2961/FUL (granted subject to legal agreement, March 2018) 2013 Site Allocation (BC34) and planning permission P2017/2961/FUL (permission granted and construction started in 2018)							
BC-MM-31	83-84	Site Allocation BC16 36-43 Great Sutton Street (Berry Street)	<p><i>Amend text as follows:</i></p>	To identify protected views in each site allocation.				

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
			<table border="1"> <tr> <td>Site designation and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Historic Clerkenwell Spatial Strategy area (policy BCAAP8) Within a protected viewing corridor Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1) Hat and Feathers Conservation Area There is a locally listed building opposite the site at 16 Great Sutton Street There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) </td> </tr> </table>	Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Historic Clerkenwell Spatial Strategy area (policy BCAAP8) Within a protected viewing corridor Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1) Hat and Feathers Conservation Area There is a locally listed building opposite the site at 16 Great Sutton Street There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) 			
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BC-MM-32	85	Site Allocation BC17 Caxton House, 2 Farringdon Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>How was the site identified and relevant planning history</td> <td>2013 Site Allocation (BC36) and planning permission P120484. Construction started. A S73 application was approved in March 2020 for minor material amendments (P2019/2991/S73). Permission P120484 has commenced on site for a building of 11 storeys (above 30m in height).</td> </tr> <tr> <td>Site designation and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within a protected viewing corridor Adjacent to the Charterhouse Square Conservation Area There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Crossrail Rail Safeguarding Area. London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> </table>	How was the site identified and relevant planning history	2013 Site Allocation (BC36) and planning permission P120484. Construction started. A S73 application was approved in March 2020 for minor material amendments (P2019/2991/S73). Permission P120484 has commenced on site for a building of 11 storeys (above 30m in height).	Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within a protected viewing corridor Adjacent to the Charterhouse Square Conservation Area There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Crossrail Rail Safeguarding Area. London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	<p>To update planning application implementation status.</p> <p>For effectiveness to identify where extant tall buildings are in place or under construction.</p> <p>Updates to policy references to avoid confusion between BCAAP policies and site allocations.</p> <p>To identify protected views in each site allocation.</p>
How was the site identified and relevant planning history	2013 Site Allocation (BC36) and planning permission P120484. Construction started. A S73 application was approved in March 2020 for minor material amendments (P2019/2991/S73). Permission P120484 has commenced on site for a building of 11 storeys (above 30m in height).							
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BC-MM-33	86-87	Site Allocation BC18 Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>2013 Site Allocation (BC37) and pPlanning permission P121162 Permission P121162 has commenced on site for a building of 10 storeys (above 30m in height).</td> </tr> </table>	How the site was identified and relevant planning history	2013 Site Allocation (BC37) and pPlanning permission P121162 Permission P121162 has commenced on site for a building of 10 storeys (above 30m in height).	<p>For effectiveness to identify where extant tall buildings are in place or under construction</p> <p>Updates to policy references to avoid confusion between BCAAP policies and site allocations.</p> <p>To identify protected views in each site allocation.</p>		
How the site was identified and relevant planning history	2013 Site Allocation (BC37) and pPlanning permission P121162 Permission P121162 has commenced on site for a building of 10 storeys (above 30m in height).							

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
			<table border="1"> <tr> <td>Site designation and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within protected viewing corridors Adjacent to the Charterhouse Square Conservation Area There is a Grade II listed building opposite the site at 36 Cowcross Street There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Crossrail Rail Safeguarding Area. Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> </table>	Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within protected viewing corridors Adjacent to the Charterhouse Square Conservation Area There is a Grade II listed building opposite the site at 36 Cowcross Street There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Crossrail Rail Safeguarding Area. Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 			
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BC-MM-34	88-89	Site Allocation BC19 Farringdon Place, 20 Farringdon Road, EC1M 3NH	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices (B1)</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within protected viewing corridors Site is close proximity to the Charterhouse Square and Clerkenwell Green Conservation Areas Adjacent to Grade II listed building at 36 Cowcross Street There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> </table>	Current/previous use	Offices (B1)	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within protected viewing corridors Site is close proximity to the Charterhouse Square and Clerkenwell Green Conservation Areas Adjacent to Grade II listed building at 36 Cowcross Street There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	<p>To reflect introduction of Class E.</p> <p>To identify protected views in each site allocation.</p>
Current/previous use	Offices (B1)							
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within protected viewing corridors Site is close proximity to the Charterhouse Square and Clerkenwell Green Conservation Areas Adjacent to Grade II listed building at 36 Cowcross Street There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 							
BC-MM-35	90	Site Allocation BC20 Lincoln Place, 50 Farringdon Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices (B1)</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within a protected viewing corridor </td> </tr> </table>	Current/previous use	Offices (B1)	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within a protected viewing corridor 	<p>To reflect introduction of Class E.</p> <p>To identify protected views in each site allocation.</p>
Current/previous use	Offices (B1)							
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Farringdon Spatial Strategy area (policy BCAAP5) Within a protected viewing corridor 							

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason						
			<ul style="list-style-type: none"> In close proximity to the Charterhouse Square, Clerkenwell Green and Hatton Garden Conservation Areas There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 							
BC-MM-36	91	Site Allocation BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road, & 1-4 Great Sutton Street	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices (B1)</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning permission P112478 (now lapsed) Planning permission P2016/3353/FUL to provide a 6-storey building accommodating 1,307sqm office 243sqm retail at ground level, granted 2018, under construction.</td> </tr> <tr> <td>Allocation and justification</td> <td>Office led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs. Hotel led mixed use development with retail and leisure uses.</td> </tr> </table>	Current/previous use	Offices (B1)	How the site was identified and relevant planning history	Planning permission P112478 (now lapsed) Planning permission P2016/3353/FUL to provide a 6-storey building accommodating 1,307sqm office 243sqm retail at ground level, granted 2018, under construction.	Allocation and justification	Office led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs. Hotel led mixed use development with retail and leisure uses.	<p>To reflect introduction of Class E.</p> <p>For effectiveness and to reflect that the permission for a hotel development has been implemented.</p>
Current/previous use	Offices (B1)									
How the site was identified and relevant planning history	Planning permission P112478 (now lapsed) Planning permission P2016/3353/FUL to provide a 6-storey building accommodating 1,307sqm office 243sqm retail at ground level, granted 2018, under construction.									
Allocation and justification	Office led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs. Hotel led mixed use development with retail and leisure uses.									
BC-MM-37	92	Site Allocation BC22 Vine Street Bridge	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Site designation and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Within a protected viewing corridor Clerkenwell Green Conservation Area In close proximity to the Old Sessions House, a Grade II* listed building Crossrail Rail Safeguarding Area Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> </table>	Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Within a protected viewing corridor Clerkenwell Green Conservation Area In close proximity to the Old Sessions House, a Grade II* listed building Crossrail Rail Safeguarding Area Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	<p>Updates to policy references to avoid confusion between BCAAP policies and site allocations.</p> <p>To identify protected views in each site allocation.</p>				
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Reference	Page	Section/Paragraph/Policy	Proposed change	Reason						
BC-MM-38	94-95	Site Allocation BC24 Clerkenwell Fire Station, 42-44 Rosebery Avenue	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Allocation and justification</td> <td> <p>Amend: Residential-led development to include some re-provision of social infrastructure/community use. Residential-led development. Active frontages at the ground floor for commercial, a small element of social infrastructure, or community use are encouraged.</p> </td> </tr> <tr> <td>Site designation and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Clerkenwell Fire Station is Grade II listed The site is partially located within the Rosebery Avenue Conservation Area and is adjacent to the Clerkenwell Green Conservation Area Within a protected viewing corridor Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> The building is one of London's surviving original fire stations. It is Grade II listed and is adjacent to the Grade II listed 40 Rosebery Avenue. Proposals must conserve and or enhance these heritage assets. <p><i>The other development considerations remain unchanged</i></p> </td> </tr> </table>	Allocation and justification	<p>Amend: Residential-led development to include some re-provision of social infrastructure/community use. Residential-led development. Active frontages at the ground floor for commercial, a small element of social infrastructure, or community use are encouraged.</p>	Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Clerkenwell Fire Station is Grade II listed The site is partially located within the Rosebery Avenue Conservation Area and is adjacent to the Clerkenwell Green Conservation Area Within a protected viewing corridor Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	Development considerations	<ul style="list-style-type: none"> The building is one of London's surviving original fire stations. It is Grade II listed and is adjacent to the Grade II listed 40 Rosebery Avenue. Proposals must conserve and or enhance these heritage assets. <p><i>The other development considerations remain unchanged</i></p>	<p>Updates to policy references to avoid confusion between BCAAP policies and site allocations.</p> <p>To identify protected views in each site allocation.</p> <p>Effectiveness. To clarify the approach to other uses on the site.</p> <p>Change to development considerations for consistency with legislation.</p>
Allocation and justification	<p>Amend: Residential-led development to include some re-provision of social infrastructure/community use. Residential-led development. Active frontages at the ground floor for commercial, a small element of social infrastructure, or community use are encouraged.</p>									
Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Clerkenwell Fire Station is Grade II listed The site is partially located within the Rosebery Avenue Conservation Area and is adjacent to the Clerkenwell Green Conservation Area Within a protected viewing corridor Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 									
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BC-MM-39	96-97	Site Allocation BC25 Mount Pleasant Post Office, 45 Rosebery Avenue, EC1R 4TN	<table border="1"> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Rosebery Avenue Conservation Area There are Grade II listed buildings opposite the site at 40 and 42 Rosebery Avenue as well as a number of locally listed buildings on Mount Pleasant Within protected viewing corridors London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Rosebery Avenue Conservation Area There are Grade II listed buildings opposite the site at 40 and 42 Rosebery Avenue as well as a number of locally listed buildings on Mount Pleasant Within protected viewing corridors London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	<p>Updates to policy references to avoid confusion between BCAAP policies and site allocations.</p> <p>To identify protected views in each site allocation.</p>				
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Rosebery Avenue Conservation Area There are Grade II listed buildings opposite the site at 40 and 42 Rosebery Avenue as well as a number of locally listed buildings on Mount Pleasant Within protected viewing corridors London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 									
BC-MM-40	98-99	Site Allocation BC26 68-86 Farringdon Road		<p>Updates to policy references to avoid confusion between</p>						

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
		(NCP carpark), EC1R 0BD	<table border="1"> <tr> <td>Site designation and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) The site is adjacent to the Rosebery Avenue and Clerkenwell Green Conservation Areas There are Grade II listed buildings in close proximity to the site on Rosebery Avenue and Bowling Green Lane and a locally listed building opposite the site at 159 Farringdon Road. There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Within protected viewing corridors Archaeological Priority Area: Civil War Defences (Tier 2) The site is located in the Clerkenwell/Farringdon Cultural Quarter area. London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> </table>	Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) The site is adjacent to the Rosebery Avenue and Clerkenwell Green Conservation Areas There are Grade II listed buildings in close proximity to the site on Rosebery Avenue and Bowling Green Lane and a locally listed building opposite the site at 159 Farringdon Road. There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Within protected viewing corridors Archaeological Priority Area: Civil War Defences (Tier 2) The site is located in the Clerkenwell/Farringdon Cultural Quarter area. London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	<p>BCAAP policies and site allocations.</p> <p>To identify protected views in each site allocation.</p>		
Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) The site is adjacent to the Rosebery Avenue and Clerkenwell Green Conservation Areas There are Grade II listed buildings in close proximity to the site on Rosebery Avenue and Bowling Green Lane and a locally listed building opposite the site at 159 Farringdon Road. There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Within protected viewing corridors Archaeological Priority Area: Civil War Defences (Tier 2) The site is located in the Clerkenwell/Farringdon Cultural Quarter area. London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 							
BC-MM-41	100-101	Site Allocation BC27: Finsbury Health Centre and the Michael Palin Centre for Stammering	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Healthcare and community uses (D4)</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Finsbury Health Centre is a Grade I listed building Rosebery Avenue Conservation Area Partially within the Spa Fields Garden Open Space and SINC Within protected viewing corridors Archaeological Priority Area: Post-medieval burial grounds (Tier 2) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A (Kenwood House to St Paul's Cathedral) </td> </tr> </table>	Current/previous use	Healthcare and community uses (D4)	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Finsbury Health Centre is a Grade I listed building Rosebery Avenue Conservation Area Partially within the Spa Fields Garden Open Space and SINC Within protected viewing corridors Archaeological Priority Area: Post-medieval burial grounds (Tier 2) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A (Kenwood House to St Paul's Cathedral) 	<p>To reflect introduction of Class E.</p> <p>Updates to policy references to avoid confusion between BCAAP policies and site allocations.</p> <p>To identify protected views in each site allocation.</p>
Current/previous use	Healthcare and community uses (D4)							
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Finsbury Health Centre is a Grade I listed building Rosebery Avenue Conservation Area Partially within the Spa Fields Garden Open Space and SINC Within protected viewing corridors Archaeological Priority Area: Post-medieval burial grounds (Tier 2) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A (Kenwood House to St Paul's Cathedral) 							
BC-MM-42	102	Site Allocation BC28: Angel Gate, Goswell Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> 320 to 236 City Road is Grade II listed and must be retained. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> 320 to 236 City Road is Grade II listed and must be retained. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	<p>Necessary for effectiveness of the policy.</p>		
Development considerations	<ul style="list-style-type: none"> 320 to 236 City Road is Grade II listed and must be retained. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 							
BC-MM-43	103	Site Allocation BC29: Taylor	<p><i>Amend text as follows:</i></p>	<p>To reflect introduction of Class E.</p>				

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
		House, 88 Rosebery Avenue	Current/previous use	Tribunal hearing centre (D4)	Updates to policy references to avoid confusion between BCAAP policies and site allocations. To identify protected views in each site allocation.
			Allocation and justification	Redevelopment for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. Mixed-use office/ D4 social or community use development may also be acceptable where retention of social infrastructure is required on site.	
			Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BCAAP7) • Within a protected viewing corridor • Adjacent to Rosebery Avenue Conservation Area • Adjacent to Grade II listed building at Garnault Place • Site is located within a groundwater Source Protection Zone • Archaeological Priority Area: Civil War Defences (Tier 2) • Islington Local View LV4 (Archway Road to St. Paul's Cathedral) • Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) 	
BC-MM-44	106	Site Allocation BC32: Monmouth House, 58-64 City Road	<i>Amend text as follows:</i>		For effectiveness to identify where extant tall buildings are in place or under construction
			How the site was identified and relevant planning history	Planning permission P2015/3136/FUL Permission P2015/3136/FUL has commenced on site for a building of 11 storeys (above 30m in height).	
BC-MM-45	107	Site Allocation BC33: Oliver House, 51-53 City Road	<i>Amend text as follows:</i>		To provide greater clarity to the policy
			Allocation and justification	Refurbishment/intensification of office use and commercial uses which provide active frontage on the ground floor.	
BC-MM-46	108	Site Allocation BC34: 20 Ropemaker Street 101-117 Finsbury Pavement, 10-12 Finsbury Street	<i>Amend text as follows:</i>		To reflect that the site has permission for a tall building.
			How the site was identified and relevant planning history	Planning application permission P2017/3103/FUL (granted 2018) The site has permission for a 27-storey building providing over 63,000 square metres of office floorspace.	
BC-MM-47	109-110	Site Allocation BC35: Finsbury Tower, 103-105 Bunhill Row	<i>Amend text as follows:</i>		To reflect that the permission being implemented on site is for a tall building.
			How the site was identified and relevant planning history	Planning permission P2016/3939/FUL The site has permission for a 28 storey tower (a 12 storey extension to the existing 16 storey building), which is under construction.	
BC-MM-48	111-112	Site Allocation BC36: London Metropolitan Archives and	<i>Amend text as follows:</i>		Updates to policy references to avoid confusion between BCAAP policies and site allocations.

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
		Finsbury Business Centre	Allocation and justification	Intensification of business use at the Finsbury Business Centre and expansion of the existing cultural uses linked to the operation of the at the London Metropolitan Archives.	To identify protected views in each site allocation.
			Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) • Adjacent to the Clerkenwell Green and Rosebery Avenue Conservation Areas • There are Grade II listed buildings opposite the site on Bowling Green Lane and Kingsway Place. • There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site • Opposite the Three Corners Adventure Playground • In close proximity to Spa Fields Garden Open Space and SINC • Archaeological Priority Area: Civil War Defences (Tier 2) • Within protected viewing corridors • Islington Local View LV4 (Archway Road to St. Paul's Cathedral) • Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) • Islington Local View LV6 (Amwell Street to St. Paul's Cathedral) • Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) 	To provide greater clarity to the policy and the uses envisaged.
BC-MM-49	113	Site Allocation BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street	<i>Amend text as follows:</i>		To update the site boundary to ensure it is accurate and to identify protected views in each site allocation and provide greater clarity to the policy wording.
		Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Central Finsbury Spatial Strategy area (policy BCAAP7) • The site includes is adjacent to Compton Park Open Space and is opposite King Square Open Space and SINC • There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site • The site includes Compton Park Open Space and is opposite King Square Open Space and SINC • Within protected viewing corridors • Archaeological Priority Area: Civil War Defences (Tier 2) • London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) 		
		Development considerations	<ul style="list-style-type: none"> • Development should not lead to unacceptable impacts on existing residents. • Development should improve security, function, accessibility, and appearance of public realm and open space on the estate. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest 		

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason				
				opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.					
BC-MM-50	114-116	Site Allocation BC38: Moorfields Eye Hospital	<p><i>Amend text as follows:</i></p> <table border="1" data-bbox="742 464 2139 1392"> <thead> <tr> <th data-bbox="742 464 1130 499">Allocation and justification</th> <th data-bbox="1130 464 2139 1392"></th> </tr> </thead> <tbody> <tr> <td data-bbox="742 499 1130 1392"></td> <td data-bbox="1130 499 2139 1392"> <p>Given the site's location within the CAZ, the City Fringe Opportunity Area and its close proximity to the cluster of new business developments in the wider Tech City area, the Moorfields site represents a unique opportunity to provide a very significant additional amount of business floorspace which would enable the expansion of this internationally important concentration of tech businesses. The site will play a key role in the consolidation and expansion of the cluster of technology firms that has become well established around the wider Old Street area.</p> <p>This site is, therefore, required to deliver a very substantial quantum of B4 office floorspace, a large proportion of which is expected to be Grade A office space. A range of unit types and sizes, including a significant proportion of small units, particularly those suitable for SMEs, must be provided.</p> <p>An element of small scale social infrastructure will also be required, potentially consisting of two elements; a Moorfields Eye Hospital/Institute of Ophthalmology "legacy" eye clinic facility; and/or potentially including a GP/community health hub.</p> <p>Active shops, cafes and restaurants, or drinking establishment A1, A3 and/or A4 uses will be sought on the ground floor as part of any future development proposal.</p> <p>A substantial amount of affordable workspace at peppercorn rent must be delivered as part of the B4 office floorspace, as well as a proportion of affordable retail units.</p> </td> </tr> </tbody> </table>		Allocation and justification			<p>Given the site's location within the CAZ, the City Fringe Opportunity Area and its close proximity to the cluster of new business developments in the wider Tech City area, the Moorfields site represents a unique opportunity to provide a very significant additional amount of business floorspace which would enable the expansion of this internationally important concentration of tech businesses. The site will play a key role in the consolidation and expansion of the cluster of technology firms that has become well established around the wider Old Street area.</p> <p>This site is, therefore, required to deliver a very substantial quantum of B4 office floorspace, a large proportion of which is expected to be Grade A office space. A range of unit types and sizes, including a significant proportion of small units, particularly those suitable for SMEs, must be provided.</p> <p>An element of small scale social infrastructure will also be required, potentially consisting of two elements; a Moorfields Eye Hospital/Institute of Ophthalmology "legacy" eye clinic facility; and/or potentially including a GP/community health hub.</p> <p>Active shops, cafes and restaurants, or drinking establishment A1, A3 and/or A4 uses will be sought on the ground floor as part of any future development proposal.</p> <p>A substantial amount of affordable workspace at peppercorn rent must be delivered as part of the B4 office floorspace, as well as a proportion of affordable retail units.</p>	To reflect introduction of Class E and update the policy wording for clarity and effectiveness.
Allocation and justification									
	<p>Given the site's location within the CAZ, the City Fringe Opportunity Area and its close proximity to the cluster of new business developments in the wider Tech City area, the Moorfields site represents a unique opportunity to provide a very significant additional amount of business floorspace which would enable the expansion of this internationally important concentration of tech businesses. The site will play a key role in the consolidation and expansion of the cluster of technology firms that has become well established around the wider Old Street area.</p> <p>This site is, therefore, required to deliver a very substantial quantum of B4 office floorspace, a large proportion of which is expected to be Grade A office space. A range of unit types and sizes, including a significant proportion of small units, particularly those suitable for SMEs, must be provided.</p> <p>An element of small scale social infrastructure will also be required, potentially consisting of two elements; a Moorfields Eye Hospital/Institute of Ophthalmology "legacy" eye clinic facility; and/or potentially including a GP/community health hub.</p> <p>Active shops, cafes and restaurants, or drinking establishment A1, A3 and/or A4 uses will be sought on the ground floor as part of any future development proposal.</p> <p>A substantial amount of affordable workspace at peppercorn rent must be delivered as part of the B4 office floorspace, as well as a proportion of affordable retail units.</p>								

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>Development considerations</p> <ul style="list-style-type: none"> • Creation of a new high quality business quarter, following the key principles identified below. • Careful integration of the existing historic buildings and new buildings will be required, to create a high quality public realm to offer character and sense of place • A new north south internal link connecting Cayton Street and Peerless Street is required. Pedestrianised lanes must be provided between buildings • Historic buildings must be retained and refurbished. These buildings will be particularly suitable for conversion to office use. • Comprehensive development is suitable to the rear, potentially creating three new large floor plate office buildings • A new public space must be provided as the focus of the development, as the focus of the development on Cayton Street • Active retail and leisure frontages should be provided at ground floor, to support the predominant office uses; such frontages are particularly around any new public space. • The Council will undertake additional work, including viability testing of a range of development scenarios, which will be used as a basis for setting specific requirements for the provision of affordable workspace to be secured from any future development proposal on this site. • The variety of heritage assets within and directly adjacent to the site contribute positively to the character of the conservation area. Any future development will be expected to protect and enhance the site's heritage assets. • The Islington Tall Buildings Study suggests that this site is acceptable, in principle, for a tall building(s) over 30m. Any proposal for a tall building over 30m must comply fully with the criteria set out in Policy DH3 of the Strategic and Development Management Policies DPD, including the maximum heights threshold. The northwest corner of the site (corner of Cayton St/Bath St) could potentially accommodate a building of up to 50 metres (approximately 12 commercial storeys). A tall building of up to 70 metres (approximately 17 commercial storeys) could be accommodated on Peerless Street, north of the junction with Baldwin St. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	
BC-MM-51	118	Site Allocations BC40: The Pentagon, 48 Chiswell Street	<i>Amend text as follows:</i>	Effectiveness. To clarify that the existing building is above 30m.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
			Development considerations <ul style="list-style-type: none"> The existing building is higher than 30m. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 					
BC-MM-52	119	Site Allocation BC41: Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21-23 Leonard Street	<i>Amend text as follows:</i> <table border="1"> <tr> <td>Current/previous use</td> <td>D1 education use</td> </tr> <tr> <td>Allocation and justification</td> <td>Improved education and sports facilities with the provision of approximately 3,700sqm of office floorspace.</td> </tr> </table>	Current/previous use	D1 education use	Allocation and justification	Improved education and sports facilities with the provision of approximately 3,700sqm of office floorspace.	To reflect introduction of Class E. To reflect quantum agreed in permission P2017/1046/FUL
Current/previous use	D1 education use							
Allocation and justification	Improved education and sports facilities with the provision of approximately 3,700sqm of office floorspace.							
BC-MM-53	121	Site Allocation BC43: easyHotel, 80-86 Old Street	<i>Amend text as follows:</i> <table border="1"> <tr> <td>Estimated timescales</td> <td>2021/22-2025/26 2026/27-2030-31</td> </tr> </table>	Estimated timescales	2021/22-2025/26 2026/27-2030-31	To reflect changing circumstances.		
Estimated timescales	2021/22-2025/26 2026/27-2030-31							
BC-MM-54	122	Site Allocation BC44: Crown House, 108 Aldersgate Street	<i>Amend text as follows:</i> <table border="1"> <tr> <td>Current/previous use</td> <td>(B1) Offices</td> </tr> </table>	Current/previous use	(B1) Offices	To reflect introduction of Class E.		
Current/previous use	(B1) Offices							
BC-MM-55	123	Site Allocation BC45: 27 Goswell Road	<i>Amend text as follows:</i> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> No site specific considerations, relevant policies apply. The existing building is higher than 30m. </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> No site specific considerations, relevant policies apply. The existing building is higher than 30m. 	Effectiveness. To clarify that the existing building is above 30m.		
Development considerations	<ul style="list-style-type: none"> No site specific considerations, relevant policies apply. The existing building is higher than 30m. 							
BC-MM-56	124	Site Allocation BC46: City, University of London, 10 Northampton Square	<i>Amend text as follows:</i> <table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>2013 Site Allocation (BC1) and response to Islington's Site Allocations Direction of Travel consultation (2018). Permission was granted for an extension to the library building (P2019/1124/FUL) which is above 30m in height.</td> </tr> <tr> <td>Allocation and justification</td> <td>Refurbishment and redevelopment of buildings to provide improved education floorspace, teaching facilities and uses ancillary to teaching. Increased teaching facilities may be suitable where they can be accommodated in line with other Local Plan policies.</td> </tr> </table>	How the site was identified and relevant planning history	2013 Site Allocation (BC1) and response to Islington's Site Allocations Direction of Travel consultation (2018). Permission was granted for an extension to the library building (P2019/1124/FUL) which is above 30m in height.	Allocation and justification	Refurbishment and redevelopment of buildings to provide improved education floorspace, teaching facilities and uses ancillary to teaching. Increased teaching facilities may be suitable where they can be accommodated in line with other Local Plan policies.	For effectiveness to identify where extant tall buildings are in place or under construction. Updates to policy references to avoid confusion between BCAAP policies and site allocations. To identify protected views in each site allocation.
How the site was identified and relevant planning history	2013 Site Allocation (BC1) and response to Islington's Site Allocations Direction of Travel consultation (2018). Permission was granted for an extension to the library building (P2019/1124/FUL) which is above 30m in height.							
Allocation and justification	Refurbishment and redevelopment of buildings to provide improved education floorspace, teaching facilities and uses ancillary to teaching. Increased teaching facilities may be suitable where they can be accommodated in line with other Local Plan policies.							

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason						
			<table border="1"> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Central Finsbury Spatial Strategy area (policy BCAAP7) Site is located within a groundwater Source Protection Zone Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Islington Local View LV3 (Angel to St. Paul's Cathedral) </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Central Finsbury Spatial Strategy area (policy BCAAP7) Site is located within a groundwater Source Protection Zone Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Islington Local View LV3 (Angel to St. Paul's Cathedral) 					
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Central Finsbury Spatial Strategy area (policy BCAAP7) Site is located within a groundwater Source Protection Zone Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Islington Local View LV3 (Angel to St. Paul's Cathedral) 									
BC-MM-57	125	Site Allocation BC47: Braithwaite House and Quaker Court	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Any changes to open space on the estate must be in accordance with Policy G2 and in particular any development of the podium space must be in accordance with Policy G2 part C(i) to (v). A Landscape Design Strategy will be required in accordance with Policy G4. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> Any changes to open space on the estate must be in accordance with Policy G2 and in particular any development of the podium space must be in accordance with Policy G2 part C(i) to (v). A Landscape Design Strategy will be required in accordance with Policy G4. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	For Effectiveness and to provide greater clarity to the policy.				
Development considerations	<ul style="list-style-type: none"> Any changes to open space on the estate must be in accordance with Policy G2 and in particular any development of the podium space must be in accordance with Policy G2 part C(i) to (v). A Landscape Design Strategy will be required in accordance with Policy G4. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 									
BC-MM-58	127	Site Allocation BC49 Building adjacent to railway lines and opposite	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Former escalator workshop, currently the Vine Street electrical substation.</td> </tr> <tr> <td>Allocation and justification</td> <td>Intensification for business use, particularly B1(e)-light industrial uses.</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) Within protected viewing corridors Clerkenwell Green Conservation Area Located in close proximity to a number of listed and locally listed buildings, including the Grade 1 listed Well Court, 14-16 Farringdon Lane which sits opposite the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) Redevelopment should integrate or relocate the electricity substation on the site if this is still required. </td> </tr> </table>	Current/previous use	Former escalator workshop, currently the Vine Street electrical substation.	Allocation and justification	Intensification for business use, particularly B1(e)-light industrial uses.	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) Within protected viewing corridors Clerkenwell Green Conservation Area Located in close proximity to a number of listed and locally listed buildings, including the Grade 1 listed Well Court, 14-16 Farringdon Lane which sits opposite the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) Redevelopment should integrate or relocate the electricity substation on the site if this is still required. 	<p>To reflect introduction of Class E.</p> <p>To identify protected views in each site allocation.</p>
Current/previous use	Former escalator workshop, currently the Vine Street electrical substation.									
Allocation and justification	Intensification for business use, particularly B1(e)-light industrial uses.									
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) Within protected viewing corridors Clerkenwell Green Conservation Area Located in close proximity to a number of listed and locally listed buildings, including the Grade 1 listed Well Court, 14-16 Farringdon Lane which sits opposite the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) Redevelopment should integrate or relocate the electricity substation on the site if this is still required. 									
BC-MM-59	128-129	Site Allocation BC50: Queen Mary	<i>Amend text as follows:</i>	Modification necessary for effectiveness and						

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason						
		University, Charterhouse Square Campus	<table border="1"> <tr> <td>Allocation and justification</td> <td>Higher education and medical and research uses, alongside improvements to increase permeability through the site. Development on the site may include some B1(a) office space and B1(b) research space linked to overarching higher education, medical, and/or research uses. The Council will resist development of additional student accommodation on the site; however, development which rearranges the existing quantum of provision of student accommodation may be acceptable. Provision of additional student accommodation must be in accordance with Policy H6 Part A and SC1 Part D. Any loss of student accommodation would need to consider Policy H2 Part C.</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Historic Clerkenwell Spatial Strategy area (policy BCAAP8) • Grade II listed • Adjacent to the Grade I listed Charterhouse Square buildings, and the Grade II William Harvey Research Institute building at 25 Goswell Road • Archaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1) • Partially within the Charterhouse Square Conservation Area, and in close proximity to the Hat and Feathers Conservation Area • There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site • Partially within a protected viewing corridor • London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) </td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> • Development should prioritise a new pedestrian route through the site from Charterhouse Buildings to Rutland Place • Pedestrian connections through the site would improve permeability in the area. 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BC-MM-60	130	Site Allocation BC51: Italia Conti School, 23 Goswell Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>D4 Vacant</td> </tr> </table>	Current/previous use	D4 Vacant	Effectiveness. Updated to reflect that the Italia Conti school has moved				
Current/previous use	D4 Vacant									

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason																
			Allocation and justification	Retention of D1 use unless the loss of D1 use can be robustly justified, in which case office development would be required in this location. Office development																	
BC-MM-61	131	Site Allocation Monitoring	<p><i>New section to be added after paragraph 5.2:</i></p> <p>5.3 The list of indicators to be used for monitoring of the Local Plan is set out in Section 10 of the Strategic and Development Management Policies document. This list includes indicators to monitor implementation of the Bunhill and Clerkenwell Area Action Plan, also set out in Table 10.1 below.</p> <p>Table 10.1 Bunhill and Clerkenwell AAP Monitoring Indicators</p> <table border="1"> <thead> <tr> <th>Policy Reference</th> <th>Proposed indicator(s) if applicable</th> <th>Target/milestone/success factor (if applicable)</th> <th>Source of data</th> </tr> </thead> <tbody> <tr> <td>BC1 Prioritising office use</td> <td>Office floorspace as a proportion of total floorspace completed in major developments in the City Fringe Opportunity Area and across rest of Bunhill and Clerkenwell AAP area.</td> <td>90% office in the City Fringe Opportunity Area and 80% elsewhere in the Bunhill and Clerkenwell AAP area.</td> <td>London Planning Datahub, Islington Development Management</td> </tr> <tr> <td>BC2 Culture, retail and leisure uses</td> <td>New major cultural floorspace completed in the cultural quarter. New major retail and leisure floorspace completed in the Local Shopping Areas.</td> <td>New cultural uses located in the Cultural Quarter unless sites are not available or appropriate. New retail and leisure uses located in the Local Shopping Areas.</td> <td>London Planning Datahub, Islington Development Management</td> </tr> <tr> <td>BC1 Prioritising office use and Site</td> <td>Sqm of floorspace completed against site capacity assumptions set</td> <td>Percentage of floorspace completed from each site capacity assumption Percentage of 400,000sqm B1a</td> <td>London Planning Datahub, Islington Development Management</td> </tr> </tbody> </table>		Policy Reference	Proposed indicator(s) if applicable	Target/milestone/success factor (if applicable)	Source of data	BC1 Prioritising office use	Office floorspace as a proportion of total floorspace completed in major developments in the City Fringe Opportunity Area and across rest of Bunhill and Clerkenwell AAP area.	90% office in the City Fringe Opportunity Area and 80% elsewhere in the Bunhill and Clerkenwell AAP area.	London Planning Datahub, Islington Development Management	BC2 Culture, retail and leisure uses	New major cultural floorspace completed in the cultural quarter. New major retail and leisure floorspace completed in the Local Shopping Areas.	New cultural uses located in the Cultural Quarter unless sites are not available or appropriate. New retail and leisure uses located in the Local Shopping Areas.	London Planning Datahub, Islington Development Management	BC1 Prioritising office use and Site	Sqm of floorspace completed against site capacity assumptions set	Percentage of floorspace completed from each site capacity assumption Percentage of 400,000sqm B1a	London Planning Datahub, Islington Development Management	Consistency with legislation. To update monitoring indicators in light of Class E policy modifications.
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Reference	Page	Section/Paragraph/Policy	Proposed change				Reason
			Allocations	out in the Local Plan	floorspace provided during plan period		
BC-MM-62	136	Appendix 1, Scheduled Monuments	<p><i>Change to update Scheduled Monuments information. St John's Gate was de-scheduled from being a scheduled monument, but remains a Grade I listed building. Changes are set out below and reflected in policies map changes. Amend text as follows:</i></p> <p>“1. St. John's Gate (St. John's Square no. 25) 2. Nunnery of St. Mary de Fonte (Clerkenwell Close nos. 35-42, 44, 46-48, 53-55, St. James' Church and Garden, bollards; Clerkenwell Green nos. 43-47; St. James' Walk nos. 1 and 3; Sans Walk no. 3; Newcastle Row; Scotswood Street) Benedictine nunnery of St Mary, Clerkenwell. Extent marked on the Policies Map and map available on the Historic England website. Site reference 1002003.”</p>				Necessary for effectiveness of the policy.
BC-MM-63	146	Appendix 1 Heritage Assets in Historic Clerkenwell, first paragraph.	Buildings and features that the Council considers to contribute to the special character of Historic Clerkenwell are listed in Table A1.1. As specified in Policy BCAAP 8 new development must protect and or enhance these and other heritage assets.				To avoid confusion between BCAAP policies and site allocations and for consistency with legislation.
BC-MM-64	141	Glossary and Abbreviations Term: Business floorspace/buildings/development/uses	<p><i>Amend text as follows:</i></p> <p>Office, research and development and light industrial activities as well as industrial uses B2 general industrial and B8 storage and distribution, and Sui Generis industrial uses. or uses that fall within the B-use class. Sui generis Generis uses which are akin to business floorspace, such as depots or builders merchants, can be classed as business floorspace for the purposes of the Local Plan.</p>				To reflect introduction of Class E.
BC-MM-65	144	Glossary and Abbreviations Term: Entertainment uses	<p><i>Amend text as follows:</i></p> <p>Entertainment uses generally fall within the A3, A4 and A5 uses; live music and dance venues (D2 use); and nightclubs, casinos and amusement arcades (Sui Generis uses), as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. Depending on their impact, other uses may also be considered to fall within this definition, such as private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment (Sui Generis uses).</p> <p>Entertainment uses include restaurants and cafes, pubs and bars, hot food take aways, live music and dance venues, nightclubs, casinos, and amusement arcades. Depending on their impact other uses may also be considered to fall within this definition, such as private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment.</p>				Consistency with legislation. To reflect introduction of Class E.
BC-MM-66	147	Glossary and Abbreviations Term: Hybrid space	<p><i>Update text as follows:</i></p> <p>The main feature of hybrid space is that it straddles different B-use-classes business floorspace uses. It is often created in older industrial building stock which has been repurposed for more modern industrial uses, but can also be provided in newly developed space. Hybrid space is space suitable for industrial activities/occupiers that 'serve the services', meaning that they provide services which support the expanding central London business market, and the wider London economy. Hybrid space must have a predominantly industrial function, which could combine features of light industrial, studio and production</p>				To reflect introduction of Class E.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			space, as well as storage and logistics; however, it can include supporting/complementary elements of office provided they are ancillary. As such, hybrid space is likely to be considered a Sui Generis use. Fundamentally, hybrid space must be conducive to occupation by a range of industrial and light industrial users due to its flexible design.	
BC-MM-67	148	Glossary and Abbreviations Term: Industrial floorspace/buildings/development/uses/land	<i>Amend text as follows:</i> Activities or uses that fall within light industrial (B1c), general industry (B2) and storage and distribution (B8) uses, Sui Generis industrial uses , and some Ssui Gg Sui Generis akin to industrial uses such as depots and builder's merchants.	To reflect introduction of Class E.
BC-MM-68	152	Glossary and Abbreviations Term: Retail floorspace/buildings/development/uses,	<i>Amend text as follows:</i> Activities or uses that fall within the A1 use class. Uses for the display or retail sale of goods, other than hot food, principally to visiting members of the public - as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes.	To reflect introduction of Class E.
BC-MM-69	153	Glossary and Abbreviations Term: Social and community infrastructure	<i>Amend text as follows:</i> Infrastructure that is available to, and serves the needs of, local communities and others, which is often funded in some way by a grant or investment from a government department, public body and/or the voluntary sector. Social and community facilities comprises a wide variety of facilities/buildings including those which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres; education and training facilities including early years providers, nurseries, schools, colleges and universities; children and young peoples' play facilities; health facilities; youth centres; libraries; community meeting facilities; community halls; places of worship; sport, leisure and recreation facilities; and policing facilities. Social and community infrastructure generally falls within Use Classes C2, D1 or D2 , E, F.1 or F.2 and possibly some Sui Generis uses. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.	To reflect introduction of Class E.