

Planning Policy Compliance Checklist. How compliant is the RCS Proposal?

Density	Exceeds maximum by 270%	Table 3.2 of London Plan
Height	14 storeys in area zoned for 5-6 storeys	Islington Development Management Policy DM2.1C
Daylighting	55 flats lose more than BRE guidelines	Finsbury Local Plan Policy BC9
Views	Layout blocks key views	Islington Policy DM2, City of London SPD on Protected Views
Overlooking	No screening from balconies	City of London Policy DM21.3: Islington DMP, Policy 2.14
Enhance Heritage Asset	SAVE, C20th Soc & John Allen have objected	Finsbury Local Plan/GLE Management Guidelines
Interesting Street Frontage	No street “supervision”. 50% Dead frontage	Finsbury Local Plan Policy BC9
Public Open Space on site	None provided	City of London Open Space Strategy SPD, Islington DM6.2 (para 6.20)
Access to Nature	Site zoned for access. None provided.	Finsbury Local Plan Policy BC9
Noise	Playground noise exceeds limits	City of London Policy Policy DM 21.3
High Standard of Design	Design has no relation to listed estate	Finsbury Local Plan Policy BC9
School Cycle parking	58 spaces required, 12 provided	London Plan
Wheelchair Parking on site	None. And no nearby space on-street	Islington SPD: Accessible Housing in Islington
Play space	No dedicated play space	London Plan, Policy 3.6
Pedestrian Permeability	Layout actually blocks up routes	City of London Local Plan 3.14.4
Loss of Biodiversity	Existing trees lost, Allotments shaded	Islington Policy DM6.3E
Cumulative Development	Non compliant	City of London Local Plan 3.14.4
Social Inclusion	Fails mixed tenure. Tower creates isolation.	London Plan Policy 3.8

