

## Shaping development locally: Community Plan for Holloway

Planning Aid for London





## Former Holloway Prison

## Application ref: P2021/3273/FUL





## Planning Policy



## Planning Policy for Islington



**NPPF** 

National
Planning
Policy
Framework
(2021)

The London Plan (2021)

Islington Local Plan to runs to 2025:

[includes: <u>Core Strategy</u>, <u>DM</u>
<u>Policies</u>, Site Allocations,
Finsbury Local Plan]

Neighbourhood Plans

[Archway Development Framework, Cally Plan, Finsbury Park Town Centre, Finsbury Park Development Framework, King's Cross Neighbourhood Framework, Nag's Head Town Centre Strategy]

Islington's Supplementary Planning
Documents:

[Affordable housing small sites contribution,
Basement Development, Development viability,
Environmental design, Inclusive design in
Islington, Islington Urban Design Guide, Location
and concentration of uses, Planning Obligations
(Section 106) Preventing wasted housing supply,
Streetbook, Student accommodation
contributions for bursaries]

Islington's Development Briefs: [Holloway Prison, Mount Pleasant]



# Commenting on Planning Applications



## Making an effective representation



- On time (Consultation period expires 21/12/2021)
- Focus on what the planning system considers. These are called 'Material Considerations'.
- Useful to link your concerns to specific policies in the Local Plan, but this isn't essential.
- Keep it concise, use bullet points, and headings
- Include photos from your property / public areas to illustrate your points
- Make suggestions for changes
- Say what you want and how strongly you feel: Refusal? Amendments? Could a condition address your concerns?
- Look at the evidence documents underpinning the application. Did they include the right evidence?
- Don't feel like you need to use 'planning language'.

#### **MATERIAL CONSIDERATIONS**

#### **NON-MATERIAL CONSIDERATIONS**

- Highway Safety/traffic (Policies DM8)
- Visual Impact/Design Issues (Policies DM2)
- Listed Building/Conservation Area (Policies DM2)
- Housing (Policies DM3)
- Noise and disturbance (Policies DM3)
- Protection of Residential Amenity (Privacy, Daylight, Outlook)
- Odour and Light pollution
- Disabled persons' access
- Hazardous materials/ground contamination
- Trees and Nature Conservation
- Archaeology
- Risk of flooding
- Emerging policy
- Local finance considerations
- Viability

- Property values
- Loss of view
- Protection of private interests
- Covenants
- Boundary disputes/land ownership
- Prior activities of the applicant
- The fact that an application is retrospective
- Matters controlled under other legislation (Building Control, Env Health, HSE)
- Conflict with other laws
- Property maintenance
- Fears of damage to property
- Personal circumstances
- Precedent (what has come before)

If you're concerned about it, but you're not sure if it's a material consideration? Include it.



## Finding a Planning Application

https://www.islington.gov.uk/planning/applications/comment

1. Search Planning Application



- 2. Application Number: P2021/3273/FUL
- 3. See 'Related Documents'



## Planning aid for London

We would be grateful if all attendees at tonight's event could complete this survey to improve our work:

https://www.surveymonkey.com/r/PK2KFTF



#### Want to know more about us?

Visit our website **planningaidforlondon.org.uk** and learn how you can contact our town planning advice line. Want to learn more about planning? Have a look at our First aid for planning guides, or listen to the stories of community groups in our Planning aid: Stories of London series.

#### You can also:

- Email us at <a href="mailto:info@planningaidforlondon.org.uk">info@planningaidforlondon.org.uk</a>
- Call us at 030 0772 9808
- Follow us @Planaidlondon

