

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/03/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Lewis				2007/1016/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14-18 & 20-26 Market Road Islington London N7 9PW							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Observations to the adjoining Borough of Islington for a mixed use scheme comprising 354 sq m of commercial/employment space and 146 residential flats in 2 wings around a courtyard and private shared gardens. Heights range from 4 to 7 storeys (plus galleries) including a lower ground/basement floor level and 38 car park spaces.							
<b>Recommendation(s):</b>		No objection					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	N/A						
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A						

### Site Description

The application relates to 14-18 and 20-26 Market Road which is within LB Islington, approximately ?? from the boundary with LB Camden on York Way.

### Relevant History

None

### Relevant policies

SD2, SD6, T12

### Assessment

This application proposes a mixed use scheme comprising 354 square metres of commercial / employment space and 146 residential flats.

The proposal does not create any land use or amenity issues within LB Camden

The development proposes 38 off-street car parking spaces for 146 units, at a ratio of 0.26 parking spaces per unit. This is considered acceptable and will not result in undue pressure on Camden's Highway Network. It is strongly recommended that the units that do not have dedicated off-street car parking spaces be designated car-free by LBI, making the overall scheme car-capped. If all units that do not have off-street parking were to be issued with parking permits it would result in an unacceptable increase in vehicle movements in this area. In particular, it would result in acute stress on the intersection of York Way and Market Road, which is not formed to a high standard.

The site has a Public Transport Accessibility Level (PTAL) of 5 (very good), and is within a 1 minute walk of both Caledonian Road Underground Station and bus stops along Caledonian Road. This provides further justification for making the majority of the units car-free.

### **Disclaimer**

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