

The Florence, Florence Street

Islington



The planning, heritage, and communications teams at Planning Potential have once again delivered a unanimous win at committee on a controversial planning application in Islington.

Our client sought to breathe new life into a disused and deteriorated former public house located within the Upper Street North Conservation Area. Since its closure as a pub in 2013, and its subsequent use as offices and short-term retail lets, The Florence had suffered a lack of investment and, consequently, considerable deterioration.

Following the confirmation of the lawful use of the building as a restaurant via a lawful development certificate application, Planning Potential supported the client and architect in developing a scheme for the locally listed asset that will return its once attractive facades to their former glory, and through alterations and a small side extension, ensure that, once again, the building can make a valuable contribution to the local economy.

The project team worked closely with Planning and Conservation Officers to deliver a scheme that befits this historic building, whilst also improving its sustainability through the installation of air source heat pumps on the roof.

Objections were received from neighbouring residents predominantly raising concerns about noise and disturbance associated with the building's use as a restaurant. We worked closely with our client's licensing solicitors and noise consultants to ensure neighbouring residential amenity will be protected, revising the proposals in response to feedback received.

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Summary of Achievements

- Joined up planning and licensing approach
- Coordination of lawful development certificate and planning submissions
- Preparation of robust planning and heritage submissions
- Positive liaison with Islington's conservation team on detailed design
- Addressing and overcoming amenity concerns