

Goswell Road, London

Wittington Investments Ltd.

● Planning ● Engagement



Planning Potential secured planning permission for over 2,000 sq m of office space opposite the Barbican, delivered through deep retrofit on a prominent London site.

Demonstrating our ability to unlock high-quality commercial floorspace in sensitive central London locations, combining strategic planning advice, sustainability leadership, and careful heritage consideration to secure unanimous approval.

The Challenge

The site at 23 Goswell Road was vacant and formerly occupied by the Italia Conti Academy Theatre of Arts. The site holds a draft allocation for office use in Islington's Emerging Local Plan and sits close to listed heritage assets, requiring careful scrutiny of design and impact.

The proposals also needed to respond to stringent sustainability requirements, with the Council assessing performance against emerging policy expectations for retrofit development.

Without clear planning leadership, the scheme risked heritage objection, sustainability non-compliance, and delay to the delivery of high-quality office workspace.

Our Approach

- Provided initial assessment of site prospects and planning strategy
- Led a thorough pre-application process with the London Borough of Islington
- Managed project coordination and preparation of supporting planning evidence
- Presented the scheme at Planning Committee
- Negotiated planning conditions and advised on Section 106 matters

The Outcome

- Unanimous Planning Committee resolution to grant permission for over 2,000 sq m of office space
- Section 106 Agreement completed and signed in June 2023
- Provision of 90 sq m of affordable workspace secured
- BREEAM Excellent achieved with a 79.2% reduction in total carbon emissions