



PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration
 Department
 PO Box 333
 222 Upper Street
 LONDON N1 1YA

PLANNING SUB-COMMITTEE B		AGENDA ITEM NO:
Date:	17 March 2014	

Application number	P2013/4809/FUL
Application type	Full
Ward	Holloway
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	No relevant criteria
Licensing Implications	None
Site Address	Waste and Recycling Centre, 40 Hornsey Road, London N7 8HU
Proposal	The installation of a new passenger and goods lift to the north west facing elevation of the waste and recycling centre. (Council's own development)

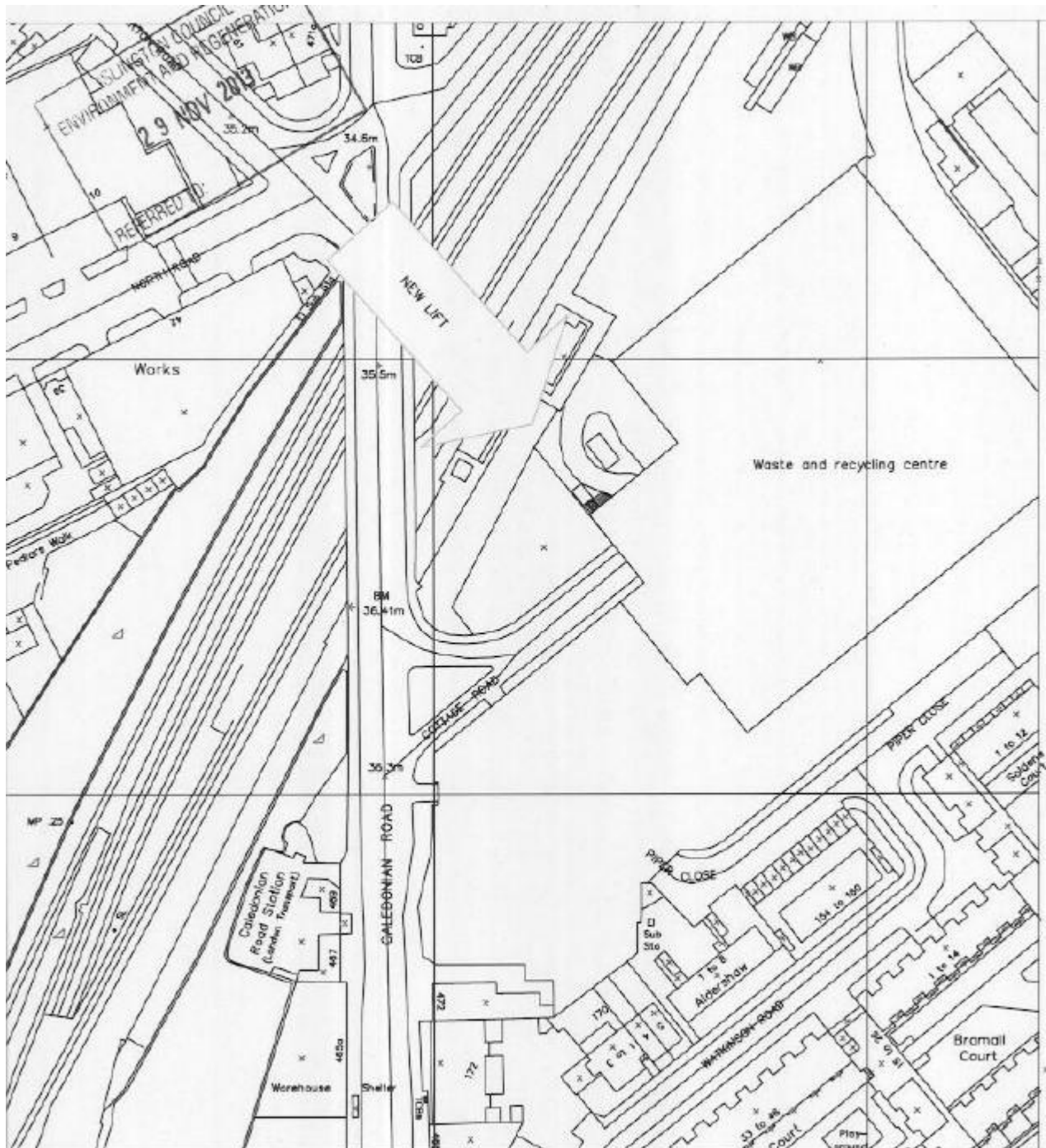
Case Officer	Ashley Niman
Applicant	London Borough of Islington c/o Steve Cross
Agent	Roger Strong, Islington Council

1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

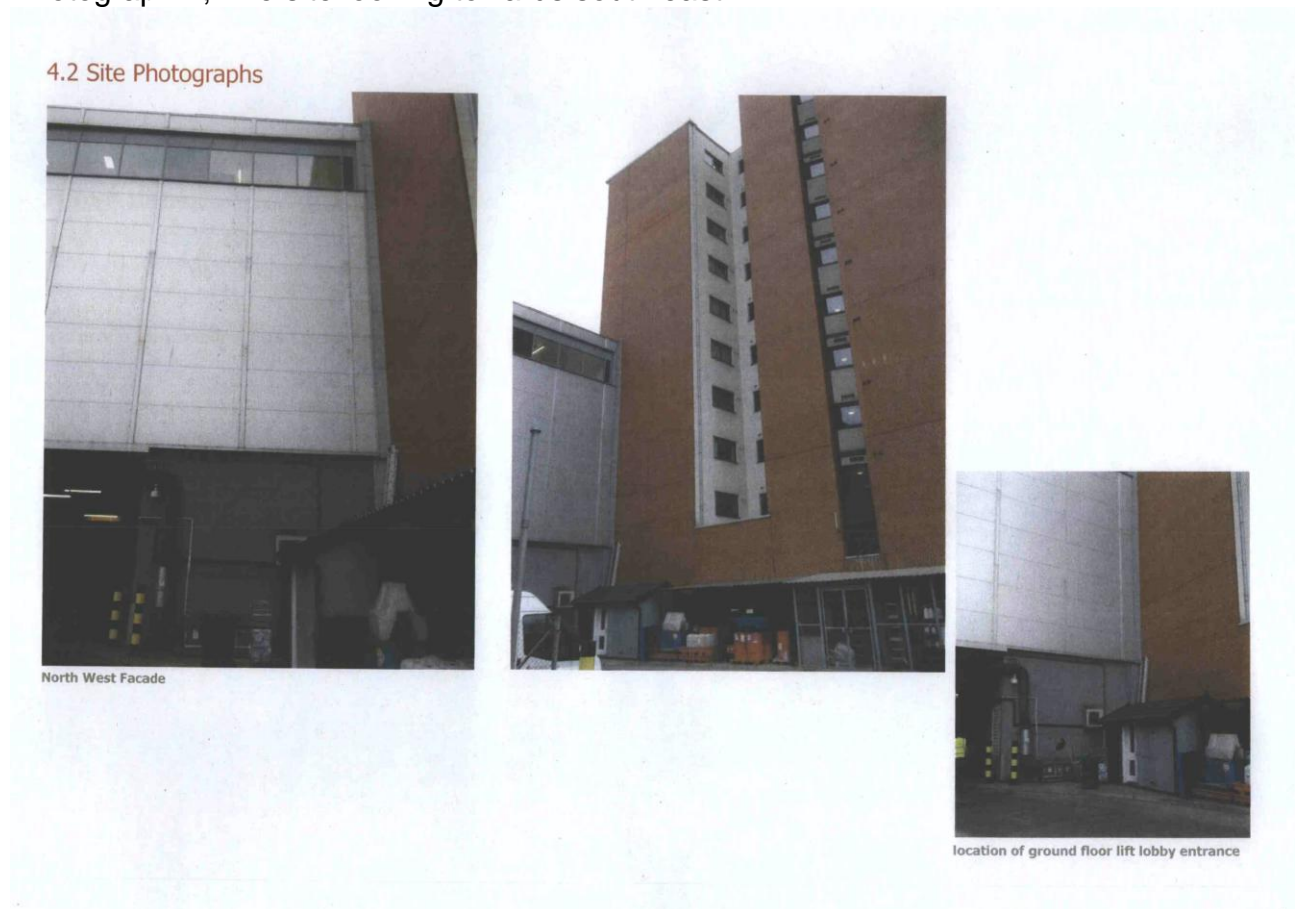
1.1 subject to the conditions set out in Appendix 1;

2.0 SITE PLAN (lift location marked in dark shade)



3.0 PHOTOGRAPHS OF SITE/STREET

Photograph 1; The site looking towards south east



4.0 SUMMARY

4.1 This application is for the installation of a new passenger and goods lift to the north west facing elevation of the Waste Recycling Centre, Cottage Road. The main considerations are design and impact on neighbour amenity. The proposed development is considered to be acceptable. The proposed lift would be in keeping with the character of the area and would not have a detrimental impact on the amenity of neighbouring residents.

5.0 SITE AND SURROUNDING

5.1 The site is the Waste and Recycling Centre, one of the largest single-site building in the borough. It is not listed nor in a conservation area. The three storey centre was opened in 2004 to replace operations at the former waste transfer site at Ashburton Grove. as part of a broad multi site development in conjunction with the new Emirates Stadium and housing schemes concentrating on Hornsey Street. The centre adjoins residential properties.

- 5.2 Facilities on-site include a public access recycling centre, bulk recycling facilities, a waste compaction and transfer plant, garages and workshops.
- 5.3 The wider area is a mix of modern medium rise flats, older post-war low rise housing, railway land including the East Coast mainline, and 19th property on Caledonian Road.

6.0 PROPOSAL (in Detail)

- 6.1 The application proposes the installation of a new 13 person passenger and general purpose goods lift to the north west facing elevation of the Islington Waste and Recycling Centre.

7.0 RELEVANT HISTORY:

Planning Applications

- 7.1 P011501 - Demolition of existing structures and comprehensive redevelopment – part thereof. (Site bounded by East Coast Main Line, Holloway Road, Hornsey Street, Mount Carmel School Eden Grove, Electricity Sub Station, Piper Close and Caledonian Road N7) Approved 30/05/2002.

P2013/3418 - The construction of a second floor pavilion, canopy and outdoor garden to provide facilities for the staff of the Waste Recycling Centre, Cottage Road. (Councils own development), approved 19/02/2014.

Enforcement

- 7.2 None

Pre-Application Advice

- 7.3 None

8.0 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 151 adjoining and nearby properties at Piper Close and Cottage Road on 9 December 2014. A site notice was displayed on 9 December 2013. The public consultation of the application therefore expired on 30 December 2013; however it is the Council's practice to continue to consider representations made up until the date of a decision.

- 8.2 At the time of the writing of this report no responses had been received from the public with regard to the application.

External Consultees

- 8.3 None

Internal Consultees

- 8.4 The Environmental Health officer (Acoustics) recommends a condition to protect residential amenity.

9.0 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

Islington Local Plan
No specific designation

London Plan
No specific designation

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10.0 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Principle of proposed development
- Design
- Impact on neighbour amenity

Principle and use

10.2 The Waste and Recycling Centre office complex will consolidate 130 staff from various smaller Council facilities around the Borough. The Centre is a municipal depot providing a statutory cleansing service. The office accommodation, which the new lift will primarily serve, is situated at second floor level at the western end of the depot.

10.3 Due to consolidation of Council services and the rationalisation of existing office space, the Waste and Recycling Centre will house far more staff, primarily on the second floor but with a future proposal to provide additional space at mezzanine level. The new lift is required to deal with the additional capacity and to satisfy the need for a goods lift for the delivery and removal of bulk items. No objection is raised to the principle of the proposed development.

Design

10.4 The space restrictions within the building dictate that the new lift and associated lobby are built externally to the main envelope of the building. The shaft would be 2.5metres x 2.5metres. New openings will be cut at each landing to serve the new lift lobby and shaft. Externally the lobby and shaft will be clad in similar rainscreen cladding panels and render, to match the existing façade. The proposal will accord with policy DM2.1 of the Development Management polices 2013 and policy CS9 of the Core Strategy 2011.

Neighbouring Amenity

10.5 The lift shaft will be located in the corner between the porters hut and the front elevation/entrance to the complex. It will therefore have no impact on light or outlook for the adjoining residents at Nicholas Court. The lift will be contained within its own enclosed shaft which will form a separate structure to the adjacent residential block. However, to ensure that there is no transference of noise to the residential block, it is recommended a noise condition is attached. The proposal will therefore accord with policy DM2.1 of the Development Management polices 2013.

11.0 SUMMARY AND CONCLUSION

Summary

11.1 The proposed lift shaft is acceptable in design terms, and subject to condition, will not harm the amenity of adjacent residents.

Conclusion

11.2 It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to conditions to secure the following:

List of Conditions:

1	Commencement
	<p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: WRC-01, WRC-02, WRC-03, Planning Statement inc location plan WRC 007 (Islington Architects November 2013), Site Photographs.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>LIFT SHAFT INSULATION (COMPLIANCE): Prior to the operation of the lift hereby approved sound insulation shall be installed to the lift shaft sufficient to ensure that the noise level within the adjoining residential flats does not exceed NR25(Leq) 23:00 - 07:00 (bedrooms) and NR30 (Leq. 1hr) 07:00 - 23:00 (living rooms). The sound insulation and noise control measures shall be maintained as such thereafter and no change therefrom shall take place without the prior written knowledge of the Local Planning Authority.</p> <p>REASON: To protect the amenity of adjacent residents.</p>

List of Informatives:

1	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>Whilst no pre-application discussions were entered into, the policy advice and</p>

	<p>guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them.</p>
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APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan polices and guidance notes pertinent to the determination of this planning application.

National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

- | | |
|--|---|
| 4 London’s economy
Policy 4.2 Offices | 7 London’s living places and spaces
Policy 7.2 An inclusive environment
Policy 7.4 Local character
Policy 7.6 Architecture |
|--|---|

B) Islington Core Strategy 2011

- Strategic Policies
- Policy CS9 (Protecting and Enhancing Islington’s Built and Historic Environment)
- Policy CS10 (Sustainable Design)

C) Development Management Policies June 2013

- | | |
|---|--|
| Design and Heritage
DM2.1 Design
DM2.2 Inclusive Design | Infrastructure
DM9.1 Infrastructure
DM9.3 Implementation |
|---|--|

Designations

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

Islington Local Plan None	London Plan None
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Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design
Inclusive Landscape Design
Urban Design Guide

London Plan

Accessible London: Achieving and
Inclusive Environment
Sustainable Design & Construction