



PLANNING SUB-COMMITTEE  
Date: 4 October 2012

AGENDA ITEM NO: B5

Application number	P121069
Application type	Conservation Area Consent
Ward	Highbury
Listed building	N/A
Conservation area	Highbury Fields Conservation Area (CA5)
Development Plan Context	Highbury Fields Conservation Area Article 4(2) Designation Within 200m of the Channel Tunnel link
Licensing Implications	N/A
Site Address:	Garages adjacent 11 Corsica Street N5
Proposal	The demolition of nineteen existing lock-up garages and the erection of a new residential building of five storeys including basement and set-back top storey, to provide six 3-bedroom units; private communal garden and re-landscaped public realm.

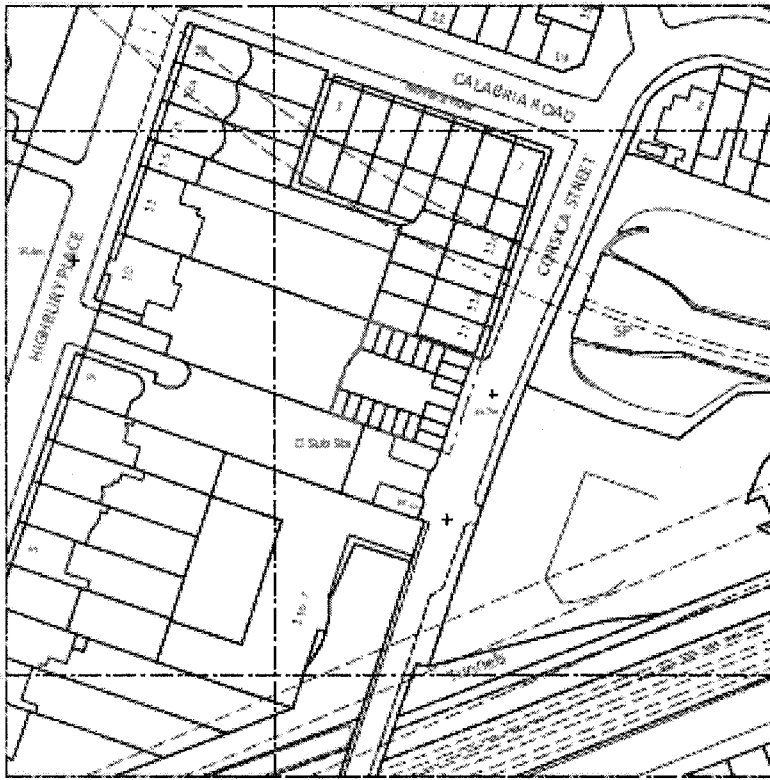
Case Officer	Ashley Niman
Applicant	Rooted Architecture Ltd
Agent	Scott Architects

## 1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** conservation area consent

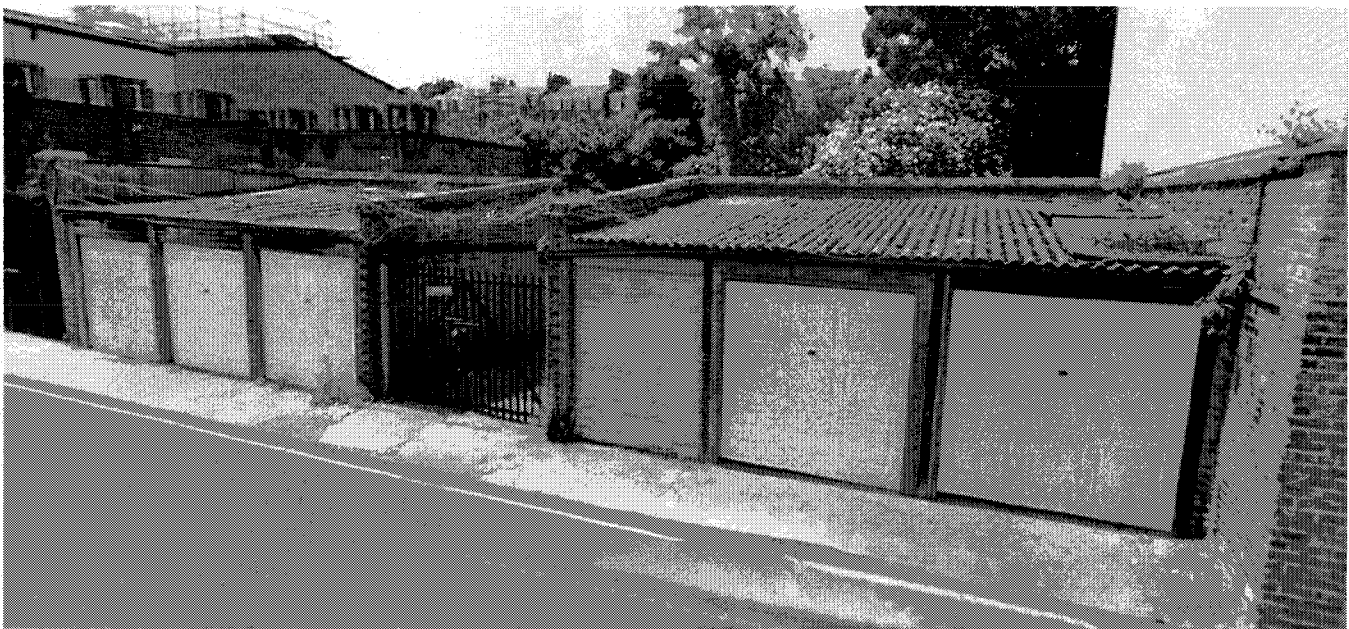
1. for the reasons for approval;
2. subject to the conditions set out in Appendix 1;

## 2. SITE PLAN (site outlined in red)



STREET WISE LICENCE NO. 100547474

### 3. PHOTOS OF SITE/STREET





#### **4. SUMMARY**

- 4.1 The proposal is for the replacement of 19 lock up garages and hard standing, with a residential development over basement ground and three upper floors to provide six three bedroom units.
- 4.2 Consideration will need to be given to the demolition of the garages within the context of the Highbury Fields Conservation Area and the setting of adjacent listed buildings. The broader considerations are covered under the planning application ref P121068.

#### **5. SITE AND SURROUNDING**

- 5.1 The site is located on the west side of Corsica Street, between a single storey red brick sub station to the south and a raised three storey block of modern town houses to the north. To the west the site backs onto the deep (30 metres) gardens of Grade II listed properties in Highbury Place. The site faces an almost completed residential scheme of four storeys for social housing. The site itself is occupied by 19 single storey lock-up garages arranged around the perimeter of the site. The garages are constructed of brickwork, with cement roof tiles and are in poor condition.
- 5.2 The site falls within the Highbury Fields Conservation Area (including Article 4 Direction), characterised by the Field and the predominantly four storey Regency and

early Victorian terraces and semi detached houses of Highbury Place, Highbury Terrace and Highbury Hill. Corsica Street itself was probably a service lane for the housing of carriages and later vehicle garaging for the properties fronting Highbury Fields. The street, at its lower end is now characterised primarily by contemporary residential developments of three and four storeys.

## **6. PROPOSAL (IN DETAIL)**

6.1 The demolition of nineteen existing lock-up garages.

## **7. RELEVANT HISTORY:**

7.1 The site is occupied by 19 lock-up garages, and a concrete area of hard standing, which have been there since at least 1952.

## **8. CONSULTATION**

### **Public Consultation**

8.1 Letters were sent to occupants of 103 adjoining and nearby properties at Corsica Street, Highbury Place and Calabria Road on 15 June 2012. A site notice and press advert were displayed on 21 June 2012. The public consultation of the application therefore expired on 12 July, 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 a total of eight letters responses had been received from the public with regard to the application. Two of the letters are in support of the proposal. The issues raised from the 6 objection letters can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

8.3 The proposal is too high and bulky, five storeys instead of three.

8.4 The sycamore tree to the rear could be affected.

8.5 There will be overlooking to neighbours.

8.6 There will be loss of light for neighbours.

8.7 The building is too deep.

8.8 The design is not appropriate in the conservation area.

8.9 There could be structural damage to neighbouring property.

8.10 In support, two responses considered it an excellent proposal.

8.11 However, there are no objections to the removal of the lock-up garages.

8.12 It should be noted that all the objection letters raise objections to the planning issue and not the principle of demolition.

### **External Consultees**

- 8.13 English Heritage raised no objection and stated that the scheme should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

#### **Internal Consultees**

- 8.14 Conservation and Design Officer: supportive as overall the scheme will enhance the character and appearance of the conservation area. No objection to the removal of the garages.

### **9. 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 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

#### **Emerging Policy Documents**

- A. Islington's Development Management Policies – Proposed Submission, October 2011.

#### **Designations**

- 9.3 The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- Highbury Fields Conservation Area
- Article 4(2) Designation
- Within 200m of the Channel Tunnel link

#### **Supplementary Planning Guidance (SPG) / Document (SPD)**

- 9.4 The following SPG's and/or SPD's which are considered relevant are listed in Appendix 2.

### **10. ASSESSMENT**

- 10.1 The main issues arising from this proposal relate to:

- Design and conservation, and the loss of the garages.

### **Design, Conservation and Heritage Considerations**

- 10.2 The proposed development site is currently occupied by 19 lock up garages and a hard standing of impervious concrete. The garages are constructed of brickwork with concrete tile roofs are in a poor state of repair. These do not make a positive contribution to the character and appearance of the Conservation Area. There is no objection to their demolition.
- 10.3 The proposal to demolish to garages is considered to be in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, D4, D5, D22 and D24 of the UDP 2002 and emerging Development Management policies (2012) DM1 and DM3, and Conservation Area Guidelines for Highbury Fields provided there is a replacement redevelopment scheme in place. Condition 2 addresses this issue.

### **Conclusion**

- 10.4 It is recommended that conservation area consent be granted subject to conditions and details as set out in Appendix 1 - RECOMMENDATIONS.

# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

That if members are minded to approve this proposal (subject to conditions) officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), the National Planning Policy Framework (2012) and other material considerations.

- This decision was made by the Members of the Planning Sub Committee on the 4 October 2012.
- The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress;

There is no conservation or design objection to the demolition of the 19 lock-up garages. Subject to conditions ensuring a positive replacement building for the site, consent for demolition is recommended. The proposal is considered to be in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, D4, D5, D22 and D24 of the UDP 2002 and emerging Development Management policies (2012) DM1 and DM3, and Conservation Area Guidelines for Highbury Fields.

## RECOMMENDATION C

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

### List of Conditions:

#### 1 Commencement

CONDITION: The works hereby permitted shall be begun not later than three years from the date of this consent.

REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

#### 2 Demolition

CONDITION: No demolition shall take place unless and until a contract for the associated re-development of the site in accordance with planning permission

P121068 has been secured and evidence of such contract(s) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent premature demolition in a Conservation Area in accordance with policy 12 of the National Planning Policy Framework 2012, policy CS9 of the Core Strategy 2011 and policy D21 of the Islington Unitary Development Plan 2002.



## APPENDIX 2 : RELEVANT POLICIES

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

### 1 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.

### 2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

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

7 London's living places and spaces

**Policy 7.4 Local character**

**Policy 7.6 Architecture**

**Policy 7.8 Heritage assets and archaeology**

#### B) Islington Core Strategy 2011

Spatial Strategy

**Policy CS8 (Enhancing Islington's Character)**

Strategic Policies

**Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)**

#### C) Islington Unitary Development Plan (2002)

Conservation and Design Policies:

**D3 (Site Planning)**

**D4 (Designing in Context)**

**D5 (Townscape)**

**D20 (Land Use)**

**D22 (New Development)**

### 3. Emerging Policy Documents

#### A) Islington's Development Management Policies – Proposed Submission, October 2011

**Design and Heritage**

**DM1 Design**

5 **Designations**

The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):

- Highbury Fields Conservation Area
- Article 4(2) Designation
- Within 200m of the Channel Tunnel link

7. **Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPG's and/or SPD's are relevant:

- | Islington UDP                                | London Plan |
|----------------------------------------------|-------------|
| - <b>Conservation Area Design Guidelines</b> | -           |
| - <b>Urban Design Guide</b>                  |             |

COMMITTEE AGENDA  
ITEM NUMBER

B5



**ISLINGTON**

Planning Division

Planning Application Ref No:- P 121069

LOCATION.....

X = Properties consulted



Scale - 1:1250

Time of Plot 11:05

Date of plot: 24/09/2012

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