



PLANNING SUB-B COMMITTEE
Date: 15 November 2012

AGENDA ITEM NO:
NON-EXEMPT

Application number	P121685
Application type	Householder
Ward	Barnsbury Ward
Listed building	Not Listed
Conservation area	Barnsbury Conservation Area
Development Plan Context	Article 4(2) Barnsbury 2, Alexandra Palace Strategic View.
Licensing Implications	None
Site Address:	22 Lofting Road, London, N1 1ET
Proposal	Retention of a second floor rear dormer.

Case Officer	Anthony Traub
Applicant	Mr John White
Agent	Mr Jonathan Shattock

1. RECOMMENDATION

- 1.1 The Committee is asked to resolve to **REFUSE** planning permission as set out below in the reason for refusal and enforce.

2. **SITE PLAN (SITE OUTLINED IN RED)**



3. PHOTOS OF 12 AND 22 LOFTING ROAD TOGETHER AND 22 BY ITSELF



4. SUMMARY

4.1 The proposal involves the retention of a rear dormer.

4.2 The main issues arising from this proposal relate to:

- Conservation, design and appearance; and
- Neighbouring amenity.

5. SITE AND SURROUNDING

5.1 No. 22 Lofting Road is located on its northern side and is a mid-terraced three storey building of relatively modern age. The building is of brick construction with a slate finish roof.

5.2 The building is not listed but is located within the Barnsbury Conservation Area.

6. PROPOSAL (IN DETAIL)

6.1 Retention of a second floor rear dormer. The dormer is slate hung, and has a three layer felt roof with timber casement windows.

7. RELEVANT HISTORY:

7.1 None.

PLANNING APPLICATIONS:

7.2 None.

ENFORCEMENT:

7.3 E12/06306: Enforcement case opened on 30-May-2012 in respect of an unauthorised rear dormer addition.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to adjoining occupants and also nearby properties. A site notice and press advert were also displayed. At the time of writing this report, no letters of representation had been received.

External Consultees

8.2 None.

Internal Consultees

8.3 Conservation and Design Officer: Objects to the dormer extension. Considers the proposal to break a uniform roof line and introduces an incongruous and visually dominant form of extension to what was a clean rear elevation. The use of a felt roof is also considered to unsympathetic and not a durable material.

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):
- **Barnsbury Conservation Area**
 - **Alexandra Palace Strategic View.**

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:

- Conservation, Design, and Appearance; and
- Neighbouring Amenity

11. **Conservation, Design, and Appearance**

- 11.1 The proposal involves the retention of a rear dormer. The dormer is clad in a hung vertical slate, felt roof, and a timber casement window and would extend the majority of the width of the lower rear roof slope and the full height between the lower and upper eaves of the rear elevation..
- 11.2 The Council's Urban Design Guide 2006 section 2.4.2 seeks to protect unaltered rooflines. In this instance, the existing terrace is formed of nine buildings between larger bookend buildings. This pattern is repeated throughout the immediate townscape

vernacular. Only two other dormers currently exist on similar buildings along Lofting Road, both of which are also unlawful. Apart from these unlawful additions, there is a uniformity in the roof line of the terrace.

- 11.3 The dormer addition would introduce a visually dominant and unsympathetic addition to the rear elevation of the existing building harming the uniformity of the terrace as a whole. This is due to the dormer structure's massing, form and scale, and it dominating the rear elevation making the extension appear as a full width three storey rear extension rather than a roof addition. This is further exacerbated as the rear elevation is clearly visible from the communal car parking and access road to the rear of the properties fronting Lofting Road, affording open and unobstructed views to this aspect of the building.
- 11.4 Overall, the proposed dormers to the front and rear roof slope, by reason of their design and appearance and visually prominent siting, would introduce an incongruous feature to the building harming the historic form, design and appearance of the existing locally listed building, the street scene and would neither preserve or enhance the New River Conservation Area. The proposed development is therefore considered contrary to policies 7.4 and 7.6 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies D4 (Designing in context), D5 (Townscape), D11 (Alterations and extensions), D24 (Materials) D25 (Roof Extensions), of Islington's Unitary Development Plan 2002, Islington's Urban Design Guide (2006) and the Barnsbury Conservation Area Design Guidelines.

12. Neighbouring Amenity

- 12.1 Given the roof addition occurs at a high level away from neighbouring habitable room windows with the outlook of the building not changing, it is not considered to unduly compromise neighbouring amenity. Consideration has been given to matters such as outlook, light provision and enclosure in accordance with policy D3 of the UDP 2002.

13. CONCLUSION

- 13.1 It is recommended that planning permission be refused and enforced against for the following reason:
- 13.2 REASON: The dormer extension to the rear roof slope, by reason of its bulk, scale, design, appearance, and choice of materials introduces an incongruous and dominant feature to the building harming the uniform appearance of the building and terrace it forms part of and would neither preserve nor enhance the character and appearance of the Barnsbury Conservation Area generally. The proposed development is therefore considered contrary to policies 7.4 and 7.6 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies D4 (Designing in context), D5 (Townscape), D11 (Alterations and extensions), D24 (Materials), D25 (Roof Extensions), of Islington's Unitary Development Plan 2002, Islington's Urban Design Guide (2006), the Barnsbury Conservation Area Design Guidelines and emerging policies DM1 (Design) and DM3 (Heritage) of Islington's Development Management Policies Document Submission Version 2012.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the Committee resolve to REFUSE planning permission and enforce against for the following reason:

REASON: The dormer extension to the rear roof slope, by reason of its bulk, scale, design, appearance, and choice of materials introduces an incongruous and dominant feature to the building harming the uniform appearance of the building and terrace it forms part of and would neither preserve nor enhance the character and appearance of the Barnsbury Conservation Area generally. The proposed development is therefore considered contrary to policies 7.4 and 7.6 of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011, policies D4 (Designing in context), D5 (Townscape), D11 (Alterations and extensions), D24 (Materials), D25 (Roof Extensions), of Islington's Unitary Development Plan 2002, Islington's Urban Design Guide (2006), the Barnsbury Conservation Area Design Guidelines and emerging policies DM1 (Design) and DM3 (Heritage) of Islington's Development Management Policies Document Submission Version 2012.

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

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)
D24 (Materials)
D25 (Roof Extensions)

3. Emerging Policy Documents

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

Design and Heritage
DM1 Design

DM3 Heritage

4 Designations

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

- **Barnsbury Conservation Area**
- **Alexandra Palace Strategic View.**

5. Supplementary Planning Guidance (SPG) / Document (SPD)

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

Islington UDP

- Urban Design Guide
- Barnsbury Conservation Area Guidelines



ISLINGTON

Planning Division

Planning Application Ref No:- P 121685

LOCATION.....

X = Properties consulted



Scale - 1:1250

Time of Plot 09:53

Date of plot: 05/11/2012