



# ISLINGTON

Development Management Service  
Planning and Development Division  
Environment and Regeneration  
Department  
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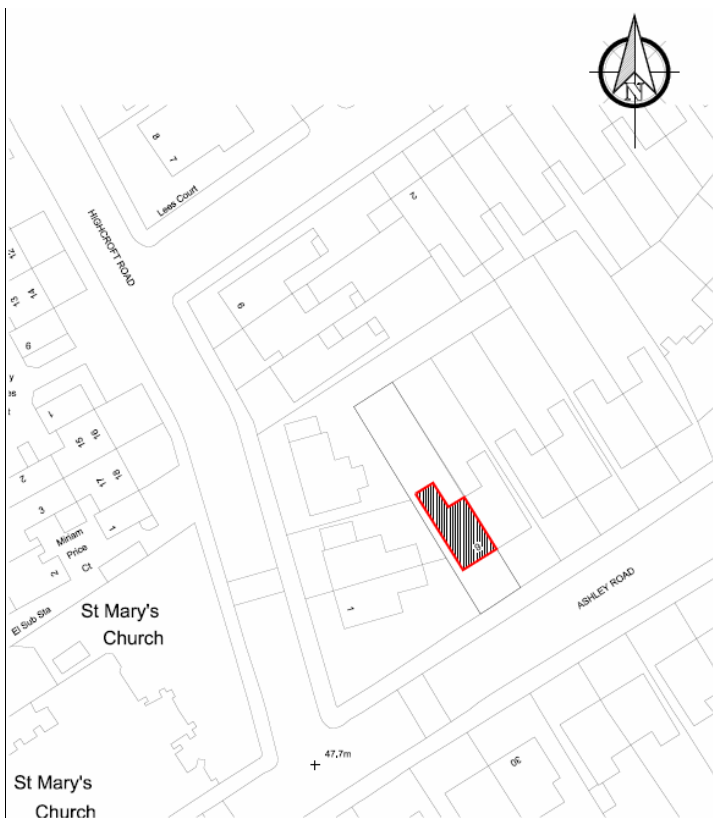
PLANNING SUB-B COMMITTEE  
Date: 15 November 2012

AGENDA ITEM NO:  
NON-EXEMPT

Application number	P112095
Application type	Change of Use
Ward	Hillrise Ward
Listed building	Not Listed
Conservation area	Not in a Conservation Area
Development Plan Context	None
Licensing Implications	None
Site Address:	9, Ashley Road, Islington, London, N19 3AG
Proposal	Committee update regarding previously considered scheme and progress of conditions.

Case Officer	Anthony Traub
Applicant	Mr A S Antoniades
Agent	None

## 1. SITE PLAN (SITE OUTLINED IN RED)



## 2. BACKGROUND

- 2.1 Planning application (ref: P112095) was determined by Planning Sub-b Committee on 5<sup>th</sup> July 2012. The application for retrospective planning permission was granted subject to three prescriptive conditions, each requiring certain works to be carried out within a three month time period. In addition to these a further three conditions required details to be submitted to the Council, approved in writing and the agreed works to be carried out within three months of approval being granted.

- 2.2 Members of the Planning Sub-b Committee requested an update on progress relating to these conditions be presented to the 15<sup>th</sup> November meeting.
- 2.3 Other unauthorised works have recently been carried out on site in the form of 2 rear extensions. For completeness this update also covers these works.

### **3. PROGRESS WITH CONDITIONS**

- 3.1 The following prescriptive conditions required works to be carried out on site:
- 3.2 CONDITION No. 2: The development hereby permitted shall be completed no later than three months from the date of this permission.
- 3.3 All works have not been completed on site and therefore this condition has not been complied with.
- 3.4 CONDITION No. 6: The hereby approved railings within the front garden of the application site shall be painted black within three months from the date of this permission.
- 3.5 The investigating enforcement officer has confirm that the railings have been painted black. This condition has been complied with.
- 3.6 CONDITION No. 7: In accordance with the plan hereby approved referenced 1802-P04 Rev A Proposed Ground Floor Plan, the depicted entrance door to the ground floor flat with a minimum width of 1000mm shall be installed within three months from the date of this decision and maintained permanently as such thereafter.
- 3.7 The ground floor doorway is yet to be created and therefore this condition has not been complied with.
- 3.8 CONDITION No. 8: In accordance with the hereby approved plans referenced 1802-P04 Rev A Proposed Ground Floor Plan and 1802-P09 Rev A Proposed Rear Elevation, the depicted door to the rear garden of the ground floor flat shall be installed within three months from the date of this decision and maintained permanently as such thereafter.
- 3.9 No door has been installed and therefore this condition has not been complied with. There is some abiguity over this condition as the approved drawings do not show a door leading to the garden other than the main entrance in the side passageway. This condition is therefore considered to be duplicating the requirement of condition No.7
- 3.10 The following conditions are conditions precedent. These require details to be submitted to and approved in writing by the councils, and then the works to be carried out within 3 months.
- 3.11 CONDITION No. 1: Within three months from the date of this decision, details of a security gate to the rear garden shall be submitted to and approved in writing by the Local Planning Authority. The gate shall be installed strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.
- 3.12 CONDITION No. 4: Details of the layout, design and appearance (shown in context) of secure bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The

storage shall be covered, secure and provide for no less than 3 cycle spaces (one per residential unit hereby approved).

The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter

- 3.13 **CONDITION No. 9:** Notwithstanding the drawings hereby approved a landscaping scheme for the front and rear of the property shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall be predominantly soft landscaping.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

- 3.14 No details have been submitted relating to any of these conditions. Therefore these three conditions have not been complied with.

#### **4. FURTHER UNAUTHORISED WORKS**

- 4.1 Since the request for this report back to committee, further unauthorised works have occurred at No. 9 Ashley Road in the form of two rear extensions.
- 4.2 The first single storey extension is approximately 1m deep and is located at ground floor level in the recess between the rear projections of No. 9 and No. 11 Ashley Road. The second extension also measures approximately 1m deep and sits at ground floor to the rear of the already constructed rear extension granted permission under P112095.
- 4.3 These works are being regularly monitored by the enforcement team and requests to remove the unauthorised structures have been made.

#### **5. NEXT STEPS**

- 5.1 At the time of writing this report the enforcement team are preparing an enforcement notice to require the outstanding conditions to be complied with and the unauthorised works to be removed. A further update will be given verbally to committee on 15<sup>th</sup> November 2012.