



PLANNING SUB-COMMITTEE B  
Date: 16 April 2013

AGENDA ITEM NO: *B2*  
NON-EXEMPT

Application number	P2013/0043/FUL
Application type	Full
Ward	Clerkenwell
Listed building	No
Conservation Area	Clerkenwell Green
Development Plan context	N/A
Licensing Implications	N/A
Site Address	91-93 St John Street, EC1M 4NU
Proposal	Installation of new shopfront including new customer entrance door to St John Street frontage

Case Officer	Tobias Finlayson
Applicant	Sainsbury's Supermarkets Limited
Agent	Turley Associates

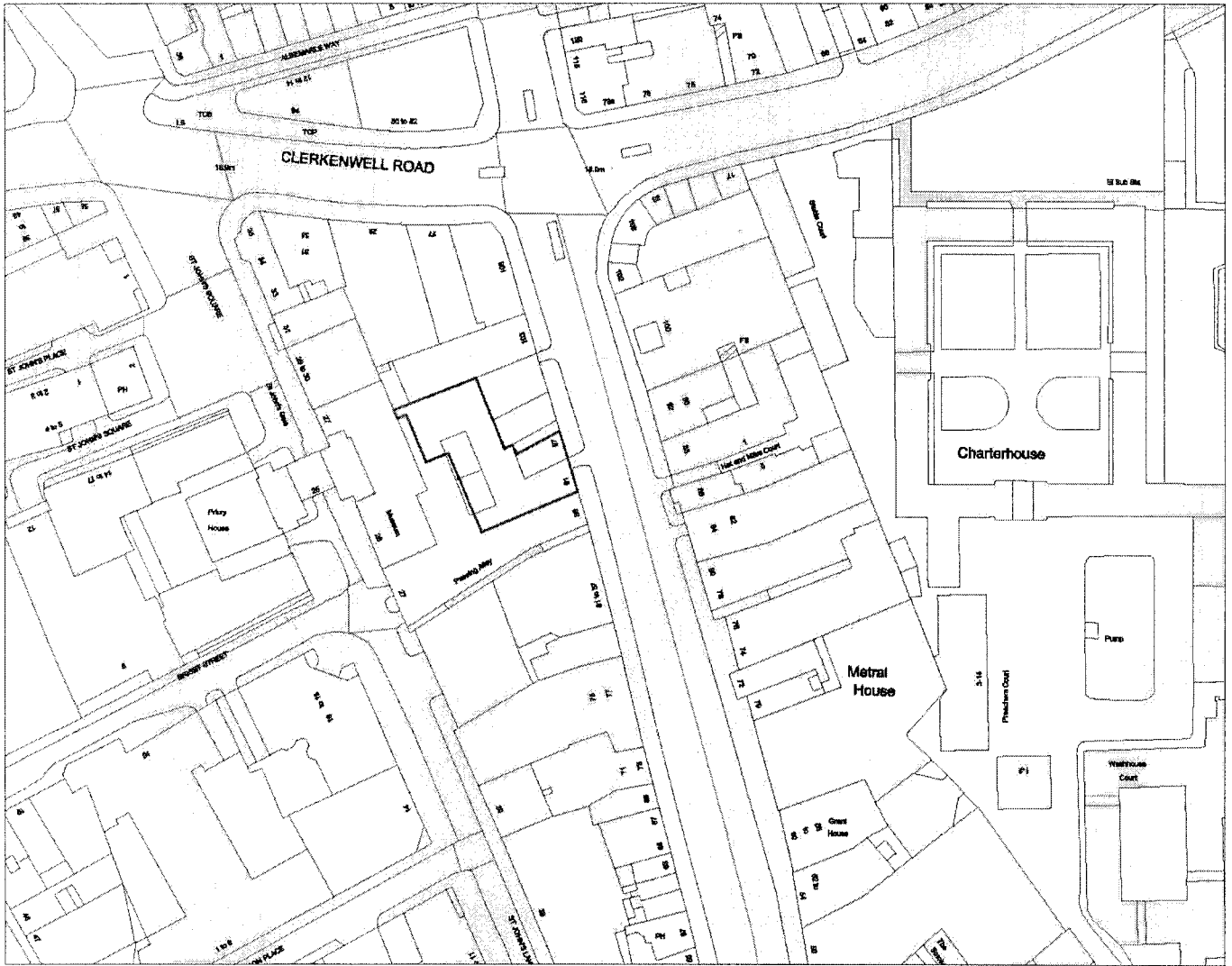
## 1. RECOMMENDATION

1.1 The Committee is asked to resolve to **GRANT** planning permission:

1.1.1. for the reasons for approval; and

1.1.2. subject to the conditions set out in Appendix 1.

2. SITE PLAN (site outlined in red)



3. PHOTOGRAPHS OF SITE/STREET



Front elevation (east facing) of application site viewed from opposite footpath.



Front elevation of application site viewed looking northwest.

#### 4. SUMMARY

- 4.1 This application seeks planning permission for the installation of new shopfront including new customer entrance door to St John Street frontage.
- 4.2 The proposal has been amended since originally submitted so that the thickness of the mullions on the shopfront have been reduced in order to overcome conservation and design concerns.
- 4.3 The main issue arising from this application is the impact on the character and appearance of the building, terrace and surrounding conservation area.

#### 5. SITE AND SURROUNDING

- 5.1 The application relates to the ground floor frontage of a 4 storey building located on the western side of St John Street and to the south of the intersection with Clerkenwell Road.
- 5.2 The site is not statutorily listed however, is within the Clerkenwell Conservation Area.
- 5.3 The surrounding area is characterised by a mix of commercial and residential uses.

#### 6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the installation of new shopfront including new customer entrance door to St John Street frontage.
- 6.2 The shopfront is associated with a Sainsbury's that intends to take up the vacant floorspace for which permission was granted for A1/A3 uses in 1999. The site is currently a vacant A3 unit, however it should be noted that changing from an A3 to an A1 use is permitted without the need to apply for planning permission.

##### Revision:

- 6.3 The proposal has been amended since originally submitted so that the thickness of the mullions on the shopfront have been reduced in order to overcome conservation and design concerns.

#### 7. RELEVANT HISTORY

##### PLANNING APPLICATIONS:

- 7.1 **April 2007:** Advertisement consent (Ref: P070582) granted for *Display of shop signs; sheet sign, menu board.*
- 7.2 **January 1999:** Planning permission (982033) granted for *Redevelopment of existing site to include partial demolition, alteration and refurbishment of 89-97 St. John Street and 26-27 St. John's Lane, rebuilding/ refurbishment of 91 St. John Street. Formation of a central glazed natural ventilation 'chimney', roof extensions to 89- 97 St. John Street and 26 St. John's Lane, new dormer to 27 St. John's Lane, change of use of 89-97 St. John Street to A1/A3 use and provision of seven self contained flats at 27 St. John's*

*Lane, with mixed office use on remainder of site and with restaurant and/or retail use on the ground floor and basement.*

- 7.3 **Undetermined:** Advertisement consent application (P2013/0045/ADV) for *Installation and display of 1 halo-illuminated fascia sign and 1 externally-illuminated projecting sign.*
- 7.4 **Undetermined:** Planning application (P2013/0046/FUL) for *Installation of ATM to shopfront.*
- 7.5 **Undetermined:** Planning application (P2013/0048/FUL) for *Rooftop plant comprising three air conditioning units and a refrigeration condenser unit.*

## 8. CONSULTATION

### Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on 29 January 2013 and both a site notice and press advert were also displayed on 7 February 2013. The public consultation of the application therefore expired on 28 February 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 writing this report 7 objections had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph numbers that provide responses to each issue indicated within brackets):
- Shopfront will not be in keeping the character or appearance of the street and the surrounding conservation area (10.3);
  - Other use related issues that have already been assessed under the previous permission (982033) to establish the A1 use for a new shopfront such as noise, parking, licensing and deliveries (10.1).
- 8.3 Councillor Allan also requested that the application be determined at Committee level.

### External Consultees

- 8.4 No external consultation required.

### Internal Consultees

- 8.5 Conservation and Design Officer: No objection subject to the mullions/frames being reduced in width.

## 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.

### **Emerging Policy Documents**

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

### **Designations**

- 9.4 The site has the designations under the London Plan 2011 and Islington Unitary Development Plan 2002:

- Clerkenwell Conservation Area

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

- 9.5 The SPG's and/or SPD's that are considered relevant are listed in Appendix 2.

## **10. ASSESSMENT**

- 10.1 A number of objections raise use-related issues such as noise, deliveries, hours, anti-social behaviour and alcohol licensing. However, the use has been granted planning permission (982033) and these types of issues cannot therefore be revisited under the current application for a shopfront.

- 10.2 Therefore, the main issue arising from this proposal relates to:

- Impact on the character and appearance of the building, terrace and surrounding conservation area.

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

- 10.3 The proposed alterations to the shopfront relate to the more modern block. The existing frontage consists of three large panes and it is proposed to alter this so that there are four glazed panes. It appears that the pane to the left will be used as a window by a restaurant and the three to the right of it will be the front to Sainsbury's with a sliding door. Whilst the public objections are noted, there is no in principle objection to the replacement. The four panes at ground floor relate to the division of windows above. Initially there was officer concern that the frontage needed to still read as a whole rather than divided and that the uprights to the left of the Sainsbury frontage needed to be reduced in width to improve and unify the overall proportions. Subsequently, the mullions have been reduced in width where possible (the doorframe width could not be reduced due to needing to support the automatic sliding door). The reductions make the shopfront better proportioned and commensurate with the upper levels and therefore acceptable in terms of design, conservation and heritage considerations.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 Overall, the proposed installation of new shopfront including new customer entrance door to St John Street frontage is in accordance with relevant policy and considered acceptable.

**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 if members are minded to approve this proposal, 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 16 April 2013;
- 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;
- The proposal is considered to be acceptable in overall design, not to have a material adverse visual impact and will preserve the character and appearance of the building and the surrounding Clerkenwell Conservation Area and is considered consistent with policies 7.4 (Local character), 7.5 (Public realm), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of the London Plan 2011, policies CS8 (Enhancing Islington's character) and CS9 (Protecting and enhancing Islington's built and historic environment) of the Islington Core Strategy 2011, policies D4 (Designing in context), D11 (Alterations and extensions), D13 (Shopfronts) and D24 (Materials) of the Islington Unitary Development Plan 2002, the Islington Shopfront Design Guide and policies DM1 (Design) and DM3 (Heritage) of the emerging Development Management Policies 2012.

### RECOMMENDATION B

That the grant of advertisement consent be subject to **conditions** to secure the following:

#### List of Conditions:

<b>1</b>	<b>Commencement</b> CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  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).
<b>2</b>	<b>Approved Plans List</b> CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:  Design and Access Statement dated January 2013; 200; 201; 202; 208; 223 Rev A; 224 Rev B



	REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.
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**List of Informatives:**

<b>1</b>	<p><b>Permission granted, no pre-application, amendments undertaken to comply with established guidance</b></p> <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. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.</p>
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## APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies 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:
  - 7.4 (Local character)
  - 7.5 (Public Realm)
  - 7.6 (Architecture)
  - 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:
  - D4 (Designing in context)
  - D11 (Alterations and extensions)
  - D13 (Shopfronts)
  - D24 (Materials)

### 3. Emerging Policy Documents

#### A) **Islington's Development Management Policies – Submission Version, June 2012**

The Proposed Submission of Islington's *Development Management Policies* went out to consultation in October 2011 and this process was completed on 12 December 2011. Following this amended drafts of these documents were produced and a further round of public consultation commenced on 8th May 2012. The final draft of this document has been submitted to the Planning Inspectorate for Independent Examination. The

document, whilst not adopted, gives an indication of the Council's approach to sustainable development proposals for the next 15 years. The emerging policies are a material planning consideration.

Design and Heritage:

DM1 (Design)

DM3 (Heritage)

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

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

**Islington UDP**

Conservation Area Design Guidelines

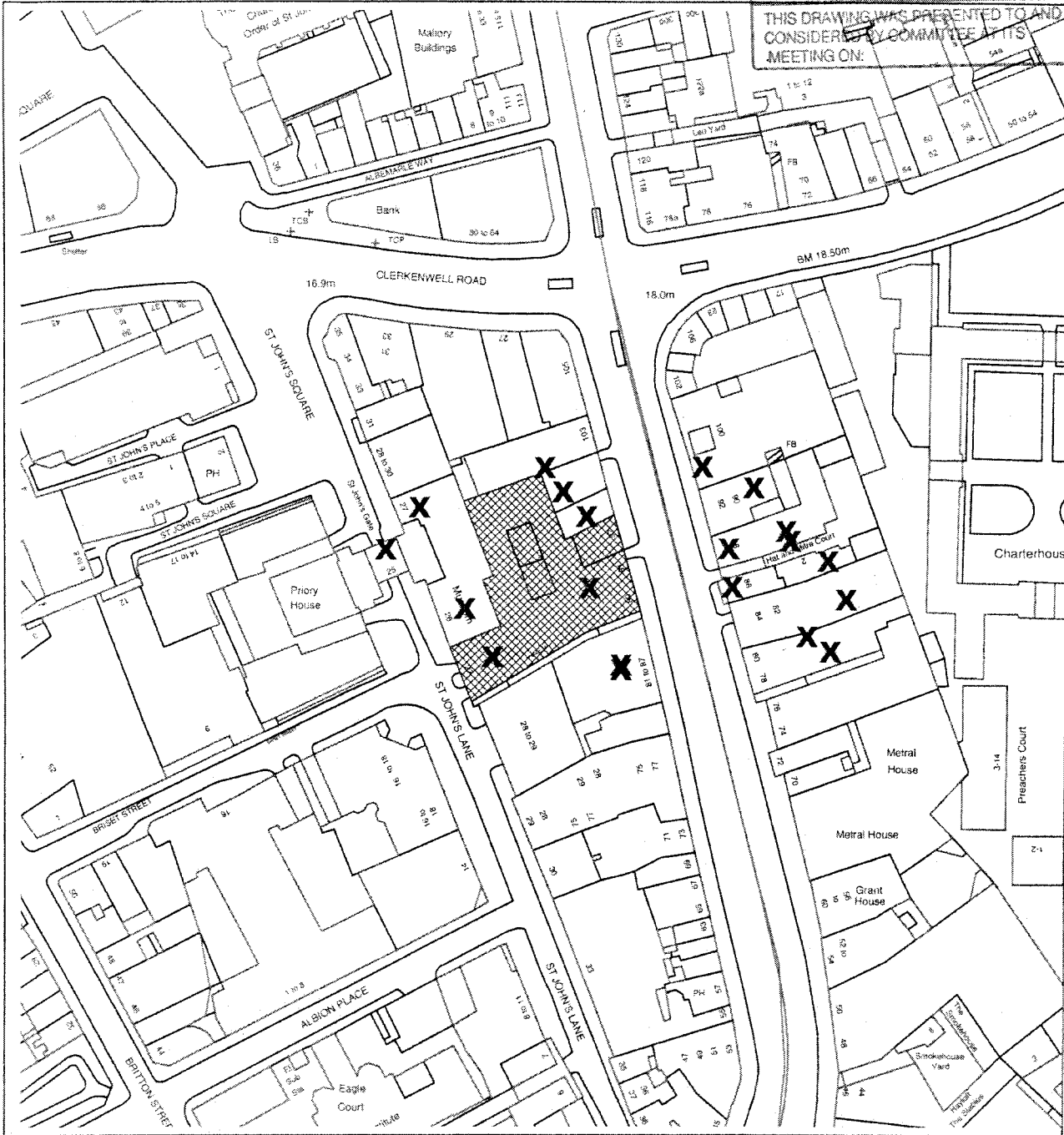
Shopfront Design Guide

P2013/0045 91 - 93 St. John Street,  
London, EC1M 4NU

COMMITTEE AGENDA  
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THIS DRAWING WAS PRESENTED TO AND  
CONSIDERED BY COMMITTEE AT ITS  
MEETING ON:



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