

PLANNING COMMITTEE REPORT

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

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| PLANNING SUB-COMMITTEE B | | AGENDA ITEM NO: 34 |
| Date: | 7 th January 2014 | NON-EXEMPT |

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|--------------------------|---|
| Application number | P2013/4584/FUL |
| Application type | Full Planning Application |
| Ward | St Mary's Ward |
| Listed building | Unlisted |
| Conservation area | Upper Street (North) |
| Development Plan Context | Core Strategy Area (Angel and Upper Street) and within 100 metres of TLRN Road |
| Licensing Implications | n/a |
| Site Address | Municipal Offices Islington Council, 222 Upper Street, London N1 1XR |
| Proposal | Replacement of glazing and doors with two access doors and replacement of existing access with glazing. |

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| Case Officer | Nathaniel Baker |
| Applicant | London Borough of Islington (David Wright) |
| Agent | Matthew Wood (Studio TILT) |

1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

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

2.0 SITE PLAN (site outlined in red)



3.0 PHOTOS OF SITE/STREET

Photo 1: Proposed entrance location:



Photo 2: Existing access to be replaced:



4.0 SUMMARY

- 4.1 Planning permission is sought for the replacement of glazing and doors on the east elevation of the building with two glazed access doors and the replacement of the existing main access with glazing.
- 4.2 The proposed access doors would integrate with the existing building and provide an appropriate level of access to the site. The proposed replacement of the existing access with glazing would not materially alter the external appearance of this part of the property.

5.0 SITE AND SURROUNDING

- 5.1 The site consists of part four and part five storey office building on the west side of Upper Street. The property houses the Council Offices and has a red/brown brick elevation with large repeated window openings. The offices are currently accessed via an automated sliding door leading from Upper Street with a secondary smaller access door located below the overhanging element.
- 5.2 The site is located partially within the Upper Street (north) Conservation Area and within the Angel and Upper Street Core Strategy Area.

6.0 PROPOSAL (in Detail)

- 6.1 The proposal is for the replacement of the existing glazing and access door to the Citizens Advice Bureau on the east elevation of the building with two glazed, sliding doors and the replacement of the existing main access with glazing.

Revision 1

- 6.2 Amended plans were received on 28th November 2013 to omit a 1.5 metre high wall and garden area, with the existing access doors replaced with facing glazing in the same opening.

Revision 2

- 6.3 Amended plans were received on 16th December 2013 which omitted the proposed projection to the front of the site and set the glazing within the existing opening.

7.0 RELEVANT HISTORY:

Planning Applications

- 7.1 **P102674** - Alterations to a section of frontage to bring forward entrance doors and glazing at ground floor level - Granted Conditional Permission (18/02/2011).
- 7.2 **P082511** - Erection of canopy with automatic double sliding doors to main entrance on Upper Street - Granted Conditional Permission (16/01/2009).
- 7.3 **P060031** - Erection of glazed sides to main entrance canopy to form enclosed lobby - Granted Conditional Permission (24/02/2006).

Enforcement:

- 7.4 None.

Pre-application Advice:

7.5 Informal meeting to discuss submission documents (12/11/2013).

8.0 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 56 adjoining and nearby properties at Compton Terrace, Edwards Mews, Laycock Street and Upper Street on 22nd November 2013. A site notice and press advert were displayed on 28th November 2013. The public consultation of the application therefore expires on 19th 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.

Internal Consultees

8.3 Access and Inclusive Design Officer –

Access doors are acceptable. Concerns raised regarding internal layout.

8.4 Design and Conservation Officer –

Raise no in principle objections to the proposed glazed enclosure below the existing overhangs to the front elevation of the building subject to appropriate detailing. (*Note this element has now been withdrawn*).

However, there are concerns in relation to the proposed wall. It is important to maintain activity to the street frontage and a blank wall would go against that principle – It is understood that this part of the proposal has been withdrawn.

8.5 Spatial Planning and Transport (Transport Officer) –

No objection, as the floorspace of the building does not increase as a result of the proposal, the cycle parking requirements do not technically apply. However, as the building would have more of a customer face, Transport would encourage the provision of additional visitor cycle parking in proximity to the front entrance. The existing cycle parking in front of the building appears to be well used, so it would be good to increase this capacity

External Consultees

8.6 The Upper Street Association – No response received.

8.7 Transport for London, Road Network Development –

TfL is concerned with any application which could have an impact on the transport networks. Upper Street is part of the Transport for London Road Network (TLRN). Having reviewed the supporting documents TfL have no problems in principle with this application and have therefore no objections.

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

- 9.4 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 – Core Strategy

- Upper Street (North) Conservation Area
- Article 4.1
- Core Strategy Area (Angel and Upper Street)
- Within 100 metres of TLRN Road

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.5 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:

- Design and impact upon conservation area.
- Access and Inclusive Design
- Neighbour amenity

Design

- 10.2 The proposal would replace the existing glazing and narrow entrance to the Citizens Advice Bureau located on the front of the building with facing glazing and two sliding doors within the existing opening. The proposed glazing would integrate with the existing property and provide a clear entrance to the building.
- 10.3 The existing main glazed access to the property would be replaced with facing glazing in the same position and would not materially alter the appearance of this part of the site.
- 10.4 As such, the proposed design of the glazing is considered to be acceptable and would not detract from the character and appearance of the conservation area.

Accessibility

- 10.5 The two proposed automated sliding access doors would have a suitable opening width and provide level access into the offices from Upper Street. The proposal would provide a greater level of accessibility from Upper Street into the offices and is therefore considered

to be acceptable. Furthermore, whilst not requiring planning permission, the access doors would include appropriate manifestations to comply with access requirements,

Neighbour Amenity

- 10.6 The proposed doors would be located away from any neighbouring residential properties and would be located in the same position as the existing doors at the site. As such, the proposed glazing would not detrimentally impact upon residential amenity.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed glazing would integrate with the existing property and provide an appropriate level of access to the site. The proposed replacement of the existing access with glazing would not materially alter the external appearance of this part of the property.
- 11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

- 11.3 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATION.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

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| 1 | Commencement |
| | <p>CONDITION: 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>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans: 222 001/1, 222 003/1, 001/3, 003/3, 003/4 (received on 13th December 2013) and Planning Statement.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p> |
| 3 | Materials |
| | <p>CONDITION: The facing materials and glazing details of the development hereby approved shall match those detailed on the plans and those detailed in the application form and Planning Statement hereby approved in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p> |

List of Informatives:

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| 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 guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p> |

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies 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

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|---|--|
| 3 London's people Policy 3.16 Protection and enhancement of social infrastructure | 7 London's living places and spaces Policy 7.2 An inclusive environment Policy 7.4 Local character Policy 7.5 Public realm Policy 7.6 Architecture Policy 7.8 Heritage assets and archaeology |
| 4 London's economy Policy 4.1 Developing London's economy Policy 4.7 Retail and town centre development | |

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)
Policy CS14 (Retail and Services)

C) Development Management Policies June 2013

Design and Heritage
DM2.1 Design
DM2.2 Inclusive Design
DM2.3 Heritage

Shops, Culture and Services
DM4.12 Social and strategic infrastructure and cultural facilities

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

- Upper Street (North) Conservation Area
- Article 4.1
- Core Strategy Area (Angel and Upper Street)

- Within 100 metres of TLRN Road

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Conservation Area Design Guidelines
Urban Design Guide
Inclusive Design (Draft)

London Plan

Accessible London: Achieving and Inclusive



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2013/4584/FUL

LOCATION: MUNICIPAL OFFICES ISLINGTON COUNCIL, 222 UPPER STREET, LONDON N1 1XR

SCALE: 1250

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