

# PLANNING COMMITTEE REPORT

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

|                                 |                  |                        |
|---------------------------------|------------------|------------------------|
| <b>PLANNING SUB-COMMITTEE B</b> |                  | <b>AGENDA ITEM NO:</b> |
| Date:                           | 13 February 2014 |                        |

|                          |  |
|--------------------------|--|
| Application number       | P2013/3418FUL  |
| Application type         | Full   |
| Ward                     | Holloway   |
| Listed building          | Not listed   |
| Conservation area        | Not in a conservation area   |
| Development Plan Context | No relevant criteria   |
| Licensing Implications   | None   |
| Site Address             | Waste and Recycling Centre, 40 Hornsey Road,<br>London N7 8HU  |
| Proposal                 | The construction of a second floor pavilion, canopy and outdoor garden to provide facilities for the staff of the Waste Recycling Centre, Cottage Road.<br>(Council's own development) |

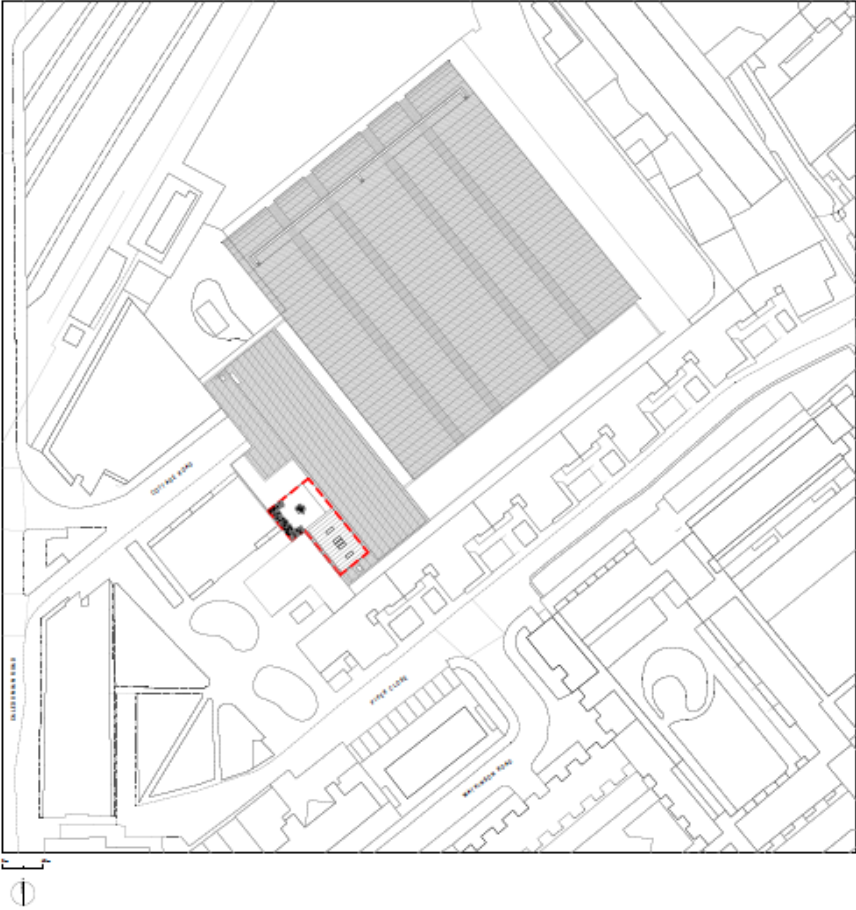
|              |  |
|--------------|--|
| Case Officer | Ashley Niman                                 |
| Applicant    | London Borough of Islington c/o David Wright |
| Agent        | TILT c/o Tomasz Romaniewicz                  |

## 1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1.1 subject to the conditions set out in Appendix 1;

**2.0 SITE PLAN (site outlined in red)**



**3.0 PHOTOS OF SITE/STREET**



Photograph 1; The site looking north west



Photograph 2; The site looking south west.



Photograph 3: The site looking south east.

## **4.0 SUMMARY**

- 4.1 This application is for the construction of a second floor pavilion, canopy and outdoor garden to provide facilities for the staff of the Waste Recycling Centre, Cottage Road.
- 4.2 The main consideration are land use, design and impact on neighbour amenity.
- 4.3 The proposed development is considered to be acceptable. The proposed pavilion and canopy would be in keeping with the character of the area and would not have a detrimental impact on the amenity of neighbouring residents.

## **5.0 SITE AND SURROUNDING**

- 5.1 The site is the Waste and Recycling Centre, one of the largest single-site building in the borough. It is not listed nor in a conservation area. The three storey centre was opened in 2004 to replace operations at the former waste transfer site at Ashburton Grove. as part of a broad multi site development in conjunction with the new Emirates Stadium and housing schemes concentrating on Hornsey Street.
- 5.2 Facilities on-site include a public access recycling centre, bulk recycling facilities, a waste compaction and transfer plant, garages and workshops.
- 5.3 The immediate location of the proposal is at second floor level within the office section of the building. The wider area is a mix of modern medium rise flats, older post-war low rise housing, railway land including the East Coast mainline, and 19<sup>th</sup> property on Caledonian Road.

## **6.0 PROPOSAL (in Detail)**

- 6.1 The proposal is for the construction of a second floor pavilion, canopy and outdoor garden to provide facilities for the staff of the Waste Recycling Centre, Cottage Road.
- 6.2 The pavilion will occupy about 40% of the current outdoor space; it will be constructed using timber panels and rubber from the Recycling Centre.
- 6.3 A garden area is also proposed providing planted areas

## **7.0 RELEVANT HISTORY:**

### **Planning Applications**

- 7.1 P011501 - Demolition of existing structures and comprehensive redevelopment – part thereof. (Site bounded by East Coast Main Line, Holloway Road, Hornsey Street, Mount Carmel School Eden Grove, Electricity Sub Station, Piper Close and Caledonian Road N7) Approved 30/05/2002.

7.2 The relevant excerpt from the planning decision is quoted below;

- k) To the south of the cul-de-sac and fronting Caledonian Road, a series of buildings ranging from 4 to 10 storeys in height. The ground floor space will be used partly for Class B1 and partly for Class A1 and/or A2 and or A3 purposes; adjacent to the waste and recycling centre (see below) there will also be Class B1 accommodation on 2 additional floors; otherwise the upper floors will be occupied by residential flats (77 units). To the south of this block, it is proposed to lay out an area of public amenity space. (Outline permission).
- l) To the west of the electricity sub-station, a multi-functional building to accommodate 1) waste transfer operations, waste recycling and civic amenity facilities; and 2) garaging, workshops and other accommodation for various services operated by or on behalf of the London Borough of Islington. The building will rise to about 20 metres above ground level and will be served from both the new cul-de-sacs described in a) and l) above. (Full permission).

#### **Enforcement**

7.3 None

#### **Pre-application Advice:**

7.4 An informal pre application response was made by the Council on the 10<sup>th</sup> September, the applicant was advised that the proposal to erect an infill extension is acceptable in principle but there remain concerns regarding the loss of outdoor amenity space, and a clear justification would be required especially as it is proposed to increase the number of staff on site. Sustainable measures were also recommended including a brown/green roof and solar panels.

## **8.0 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 124 adjoining and nearby properties at Watkinson Road, Piper Close, Cottage Road and Georges Road on 6 November 2013. A site notice was displayed on 4 November 2013. The public consultation of the application therefore expired on 5 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.

### **External Consultees**

8.3 None

## 8.4 Internal Consultees

At pre application advice stage, there was no objection from the Conservation and Design Officer to the pavilion structure.

## 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

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

#### **Islington Local Plan**

No specific designation

#### **London Plan**

No specific designation

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

- 9.4 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:

- Principle/Land Use
- Design
- Impact on neighbour amenity

### Land-use

- 10.2 The Waste and Recycling Centre office complex will consolidate 130 staff from various smaller Council facilities around the Borough. A series of consultation processes has recognised that the space is poorly designed, uninhabitable and lacking adequate facilities.

- 10.3 The construction of the enclosed pavilion will enable more regular use of the space, mainly during office hours, but also as space for recreational use in out-of-office time. The remaining outdoor area will be properly landscaped to make it more attractive and usable. Although there will be a reduction in the amount of outdoor space, this is presently largely both unused and unusable, and the proposals will enable the staff, with increased numbers, to use the space on a more regular basis. The proposal will accord with policies DM7.1 (Sustainable design and construction statements) and DM7.4 (Sustainable design standards) of the Development Management polices 2013, and policy CS10 of the Core Strategy 2011.

### **Design**

- 10.4 The pavilion will occupy about 40% of the present outdoor space. It will span the present space keeping in line with the existing building fabric to create a courtyard. It will use timber panels and rubber from the Recycling Centre. The partial greening of the concrete area will assist water runoff, biodiversity and local ecology. The monopitch structure will sit below the existing walls of the office complex and will not be visible from street level. The design is in keeping with the use of the upper floors of the building and will not be harmful to its appearance. The proposal will accord with policies DM2.1, DM6.5 and DM7.2 of the Development Management polices 2013 and policy CS9 of the Core Strategy 2011.

### **Neighbouring Amenity**

- 10.5 There will be no change of land use in regard to neighbour amenity as the space forms an ancillary function to the staff facilities and the existing outdoor area is used as occasional amenity space. The infill structure will be set within the frame and end walls of the existing offices and as a result, will not affect light, outlook or privacy to adjacent flats. The landscaping to the open end section will act as a buffer zone for residents (at present staff can walk to the edge of the terrace) as well as being visually more attractive and will contribute towards sound absorption. The proposal will accord with policy DM2.1 of the Development Management polices 2013.

## **11.0 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed construction of the pavilion and outdoor garden will result in a much improved and usable amenity space for both the existing staff and future expansion of staff. The method of construction and applied materials will ensure that the proposal A condition is recommended to secure details of the landscaping and vegetation for the rooftop garden area. Furthermore, the proposal will not result in any harm to neighbouring amenity.

### **Conclusion**

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

#### List of Conditions:

|          |  |
|----------|--|
| <b>1</b> | <b>Commencement</b>  |
|          | <p>3 YEAR CONSENT PERIOD: 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>   |
| <b>2</b> | <b>Approved plans list</b>   |
|          | <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>PL01, PL02, PL03, PL04, PL05, PL06, PL07, PL08, PLO9, PL10, TILT Design Statement</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p> |
| <b>3</b> | <p>CONDITION: The proposed garden, planting and screening shall be installed prior to first use of the pavilion, and shall be maintained permanently thereafter.</p> <p>REASON; To secure a satisfactory standard of visual amenity and biodiversity.</p>  |

#### List of Informatives:

|          |  |
|----------|--|
| <b>1</b> | <b>Positive Statement</b>  |
|          | <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. The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF</p> <p>The LPA delivered the decision 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**

4 London's economy  
Policy 4.2 Offices

5 London's response to climate change  
Policy 5.1 Climate change mitigation  
Policy 5.3 Sustainable design and construction  
Policy 5.10 Urban greening  
Policy 5.11 Green roofs and development site environs

7 London's living places and spaces  
Policy 7.2 An inclusive environment  
Policy 7.4 Local character  
Policy 7.6 Architecture

#### **B) Islington Core Strategy 2011**

Strategic Policies  
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)  
Policy CS10 (Sustainable Design)

#### **C) Development Management Policies June 2013**

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

DM6.5 Landscaping, trees and biodiversity

Health and open space  
Energy and Environmental Standards  
DM7.1 Sustainable design and construction statements  
DM7.4 Sustainable design standards

Infrastructure  
DM9.1 Infrastructure  
DM9.3 Implementation

## **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**

### **London Plan**

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

The following SPGs and/or SPDs are relevant:

### **Islington Local Plan**

Environmental Design  
Inclusive Landscape Design  
Urban Design Guide

### **London Plan**

Accessible London: Achieving and  
Inclusive Environment  
Sustainable Design & Construction