



AGENDA FOR THE PLANNING SUB COMMITTEE B

A meeting of the Planning Sub Committee B will be held in Committee Room 4, Town Hall, Upper Street, N1 2UD on, **24 June 2014 at 7.30 pm.**

John Lynch
Head of Democratic Services

Enquiries to : Jackie Tunstall
Tel : 020 7527 3068
E-mail : democracy@islington.gov.uk
Despatched : 16 June 2014

Welcome:
Members of the public are welcome to attend this meeting.

Consideration of Planning Applications – This is a formal agenda where decisions are taken on planning applications submitted to the Council. Public speaking rights on these items are limited to those wishing to comment on specific applications. **If you wish to speak at the meeting please register by calling the Planning Department on 020 7527 2278 or emailing enquiriesplanning@islington.gov.uk**

Committee Membership

Wards

Substitute Members

The membership will be agreed at the Planning Committee on the 17 June 2014.

Quorum: 3 councillors



A. Formal Matters

Page

1. Introductions
2. Apologies for Absence
3. Declarations of Substitute Members
4. Declarations of Interest

If you have a **Disclosable Pecuniary Interest*** in an item of business:

- if it is not yet on the council's register, you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may **choose** to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you **must** leave the room without participating in discussion of the item.

If you have a **personal** interest in an item of business **and** you intend to speak or vote on the item you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent but you **may** participate in the discussion and vote on the item.

***(a) Employment, etc** - Any employment, office, trade, profession or vocation carried on for profit or gain.

(b) Sponsorship - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.

(c) Contracts - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.

(d) Land - Any beneficial interest in land which is within the council's area.

(e) Licences- Any licence to occupy land in the council's area for a month or longer.

(f) Corporate tenancies - Any tenancy between the council and a body in which you or your partner have a beneficial interest.

(g) Securities - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to **all** members present at the meeting.

5. Minutes of Previous Meeting 1 - 2
6. Order of Business 3 - 4

B.	Consideration of Planning Applications	Page
7.	Barnsbury Welfare Clinic, 1 Carnegie Street, N1 9QW	5 - 22
8.	Rear of Highbury Vale Police Station, 211 Blackstock Road (between 27 and 41 Canning Road), N5 2JR	23 - 48

C. Urgent non-exempt items

Any non-exempt items which the Chair is of the opinion should be considered as a matter of urgency and to consider whether the special circumstances included in the report as to why it was not included on and circulated with the agenda are acceptable for recording in the minutes.

D. Exclusion of press and public

To consider whether, in view of the nature of the remaining items on the agenda, it is likely to involve the disclosure of exempt or confidential information within the terms of the Access to Information Procedure Rules in the Constitution and, if so, whether to exclude the press and public during discussion thereof.

E.	Confidential/exempt items	Page
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F. Urgent exempt items (if any)

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

Date of Next Meeting: Planning Sub Committee B, 15 July 2014

Please note all committee agendas, reports and minutes are available on the council's website:

www.democracy.islington.gov.uk

PROCEDURES FOR PLANNING SUB-COMMITTEES

Planning Sub-Committee Membership

Each Planning Sub-Committee consists of five locally elected members of the council who will decide on the applications for planning permission.

Order of Agenda

The Chair of the Planning Sub-Committee has discretion to bring forward items, or vary the order of the agenda, where there is a lot of public interest.

Consideration of the Application

After hearing from council officers about the main issues of the proposal and any information additional to the written report, the Chair will invite those objectors who have registered to speak for up to three minutes on any point relevant to the application. If more than one objector is present for any application then the Chair may request that a spokesperson should speak on behalf of all the objectors. The spokesperson should be selected before the meeting begins. The applicant will then be invited to address the meeting also for three minutes. These arrangements may be varied at the Chair's discretion.

Members of the Planning Sub-Committee will then discuss and vote to decide the application. The drawings forming the application are available for inspection by members during the discussion.

Please note that the Planning Committee will not be in a position to consider any additional material (e.g. further letters, plans, diagrams etc.) presented on that evening. Should you wish to provide any such information, please send this to the case officer a minimum of 24 hours before the meeting. If you submitted an objection but now feel that revisions or clarifications have addressed your earlier concerns, please write to inform us as soon as possible.

What Are Relevant Planning Objections?

The Planning Sub-Committee is required to decide on planning applications in accordance with the policies in the Development Plan unless there are compelling other reasons. The officer's report to the Planning Sub-Committee will refer to the relevant policies and evaluate the application against these policies. Loss of light, openness or privacy, disturbance to neighbouring properties from proposed intrusive uses, over development or the impact of proposed development in terms of size, scale, design or character on other buildings in the area, are relevant grounds for objection. Loss of property value, disturbance during building works and competition with existing uses are not. Loss of view is not a relevant ground for objection, however an unacceptable increase in sense of enclosure is.

For further information on how the Planning Sub-Committee operates and how to put your views to the Planning Sub-Committee please call Zoe Crane/Jackie Tunstall on 020 7527 3044/3068. If you wish to speak at the meeting please register by calling the Planning Department on 020 7527 2278 or emailing enquiriesplanning@islington.gov.uk

London Borough of Islington

Planning Sub Committee B

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 24 April 2014 at 7.30pm.

Present: **Councillors:** Jilani Chowdhury, Martin Klute, Kaya Makarau Schwartz

Councillor Martin Klute in the Chair

368 **INTRODUCTIONS (Item A1)**

Councillor Klute welcomed everyone to the meeting. Members of the Committee and officers introduced themselves. The Chair explained that the Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

369 **APOLOGIES FOR ABSENCE (Item A2)**

None.

370 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

There were no declarations of substitute members.

371 **DECLARATIONS OF INTEREST (Item A4)**

There were no declarations of interest.

372 **ORDER OF BUSINESS (Item A5)**

The order of business would be as the agenda.

373 **CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 17 MARCH 2014 (Item A6)**

RESOLVED:

That the minutes of the meeting held on 17 March 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

374 **21 RONALDS ROAD, LONDON, N5 1XF (Item B1)**

Conversion of a dwellinghouse into two self-contained flats.
(Planning application number: P2013/3592/FUL)

In the discussion the following points were made:

- The Sub-Committee noted that the only person in attendance at the meeting to speak to the application was an architect working for the housing design team. No other council officer was present to speak to the application.
- The architect was unable to answer the Committee's supplementary questions regarding housing need and allocation.

RESOLVED:

That, in the interests of transparency, this item be deferred in order that a housing policy officer attend the meeting to respond to questions from the Sub-Committee.

375 **URGENT NON EXEMPT MATTERS (Item C)**

There were no urgent non-exempt items.

Planning Sub-Committee B – 24 April 2014

The meeting ended at 7:40 pm

CHAIR

**Please note all committee agendas, reports and minutes
are available on the council's website www.islington.gov.uk/democracy**

Schedule of Planning Applications

PLANNING COMMITTEE - Tuesday 24 June, 2014

COMMITTEE AGENDA

1 Barnsbury Welfare Clinic, 1 Carnegie Street, London, N1 9QW

2 Rear of Highbury Vale Police Station 211 Blackstock Road [between nos. 27 & 41 Canning Road] , London N5 2JR

1 Barnsbury Welfare Clinic, 1 Carnegie Street, London, N1 9QW

Ward: Barnsbury

Proposed Development: Change of use of 1 Carnegie Street from Adult Day Centre to Parking Attendant Operational Centre.

Application Number: P2014/0478/FUL

Application Type: Full Planning (Council's Own)

Case Officer: Eoin Concannon

Name of Applicant: Islington Council - Steve Shaw

Recommendation:

2 Rear of Highbury Vale Police Station 211 Blackstock Road [between nos. 27 & 41 Canning Road] , London N5 2JR

Ward: Highbury East

Proposed Development: Demolition of garage, external stores, kennels, and cell block to former Police Station and erection of terrace of six dwellings, as planning permission P2013/0881/FUL, with the addition of a basement level to nos 31, 33, 35 and 37.

Application Number: P2013/4778/FUL

Application Type: Full Planning Application

Case Officer: Patrick Brennan

Name of Applicant: Canning Property Holdings Ltd

Recommendation:

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PLANNING COMMITTEE REPORT

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

PLANNING SUB- COMMITTEE B		
Date:	24 th June 2014	NON-EXEMPT

Application number	P2014/0478/FUL
Application type	Change of Use
Listed Building	Not a listed building
Conservation area	Not in a Conservation Area
Licensing Implications	None
Site Address	Barnsbury Welfare Clinic, 1 Carnegie Street
Proposal	Change of use from Adult Day Centre to Parking Attendant Operational Centre

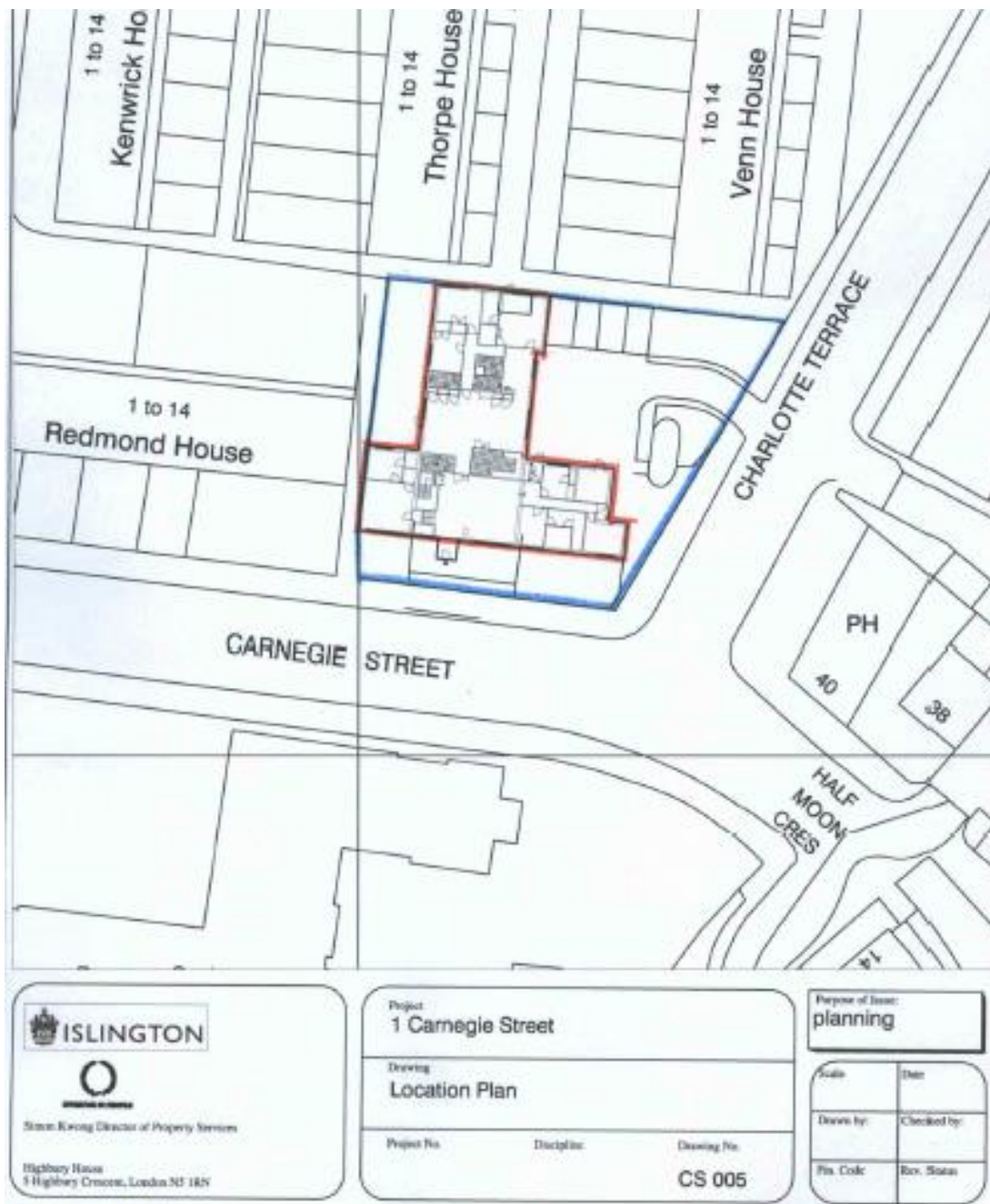
Case Officer	Eoin Concannon
Applicant	Islington Council
Agent	Mr Roger Stong

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1

2 SITE PLAN (SITE OUTLINED IN BLACK)



ISLINGTON

 Senior Planning Director of Property Services
 Highbury House
 1 Highbury Crescent, London N5 1BN

Project
1 Carnegie Street

Drawing
Location Plan

Project No.	Discipline	Drawing No.
		CS 005

Purpose of Issue:
planning

Scale	Date
Drawn by:	Checked by:
Rev. Code	Rev. Status

3 PHOTOS OF SITE/STREET



Photo 1: Aerial view of 1 Carnegie Street N1 9QW



Photo 2: 1 Carnegie Street – subject site ground floor with residential units above



Photo 3: Rear of the building



Photo 4: Rear of building

4 SUMMARY

- 4.1 The application seeks permission for the change of use of an existing Adult Day Centre (D1 Use Class) to a Parking Attendant Operational Centre (B1 Use Class).
- 4.2 The applicant has provided sufficient evidence to accept on balance that the existing day centre is no longer viable and attempts to market the property for alternative D1 use has been unsuccessful. Furthermore, an alternative off-site location 127 New Highbury Park would continue to provide the service previously provided at the subject site. Figures provided show that the demand for the day care centre has significantly dropped in the last six years and the alternative site (127 New Highbury Park) is not operating at full capacity at present. Therefore any increase in the demand for the service can be accommodated and the loss of the D1 is therefore acceptable in this instance.
- 4.3 The proposed Parking Attendant Operation Centre use will operate from 07:00am to 09:00 pm daily with a maximum of 70 staff using the facility. The Acoustic Officer has recommended an operational management plan be conditioned in order to prevent any adverse impact on the residential properties above. With this condition and restricted opening hours, it would not lead to a significant rise in noise levels to justify a refusal.
- 4.4 The proposal would also comply with the Council's transport policies and will be accessible to all.
- 4.6 As such, the application is considered acceptable and recommended for approval.

5 SITE AND SURROUNDING

- 5.1 The application site is situated on the northern side of Carnegie Street at its junction with Charlotte Terrace. The subject property comprises a four storey mixed used Council owned building.
- 5.2 Up until 2009, Carnegie Street Day Centre provided an adult day care service from the ground floor of the building. The day care centre at no 1 Carnegie Street began operating as a day centre for people with dementia in 2003/4. However, it has ceased operations since 2009 where it has remained vacant since.
- 5.3 Directly above the subject site are ten residential units comprising five flats and five maisonettes. The surrounding area is predominately residential with a mixture of both Council owned housing and private residential units further afield along Copenhagen Street. To the south east, there is a vacant Public House with Vittoria Primary located situated behind this public house.
- 5.4 The property does not lie within a designated Conservation Area nor is it a Listed Building.

6 Proposal (in Detail)

- 6.1 The application seeks planning permission for the change of use of the ground floor and basement of the building to a parking attendant operation centre. A total of 378 square metres floor space would be converted.
- 6.2 The proposed use would operate as the main control centre for parking attendants in the borough. As indicated, the existing adult care facility has not operated fully at the property since 2009 with the facilities relocated to 127 Highbury New Park. The proposal would provide an office and welfare facilities to staff. The facilities would include
- Offices (Management office)
 - Training and meeting room
 - Muster room and radio control room
 - Kitchen and rest area
 - Male and female locker rooms
 - Storage areas
- 6.3 The need for this accommodation arises from the expansion of the current apprentices' scheme at Brewery Road which has displaced the Parking Services facility from that property. The proposal would allow the Parking Service to be relocated in a suitable central location within the borough.
- 6.4 The operational centre would operate between the hours of 07:00am and 09:00 pm daily, with peak usage during the hours of 08:00AM and 07:00pm. It would cater for up to 70 staff visiting the facility with change over shift times being the key density points.
- 6.5 The staff would use this facility as a site base to commence or complete their work shift. The majority of staff will be off-site throughout their shift with the facility used for comfort breaks.

7 RELEVANT HISTORY

Planning Applications:

- 7.1 **P011045** Refurbishment of health centre to provide a day centre for older people with dementia, including new access facilities, lobby area, landscaped rear courtyard and repositioning of screen to rear of building. (Approved 13/07/01)

Enforcement:

7.2 None

Pre- Application Advice:

7.3 None

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 110 adjoining and nearby properties on the 14th February 2014. A site notice was also displayed on 20th February 2014 providing members of the public with 21 days to comment.

The public consultation of the application therefore expired on 13th March 2014; 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, 2 representations had been received. The issues raised included (and the paragraph numbers responding to the issues in brackets).

- Concerns over the amount of staff, hours of operation (10.14-10.19)
- Concerns regarding the construction works involved and how this would impact on the residents above.(10.26)
- Lack of consultation with the neighbouring properties (10.27)
- Concerns over noise from the proposed use (10.14-10.19)
- Concerns regarding the trees on site boundary (10.28)

Internal consultees

8.3 **Planning Policy:** Satisfied that DMP policy DM4.12, part A (ii) (a and c) have been met fully. Additional information has been provided to address DM4.12 part a (ii) b. The supporting statement suggests some work has been done to explore an alternative social infrastructure use. No alternative social infrastructure has been identified while this does not demonstrate full consistency with DMP policy DM4.12 part a (ii) (b); it does go some way to addressing this criterion.

8.4 **Acoustic Officer:** Acceptable subject to conditions

9 REVELANT 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.

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.3 The relevant SPGs and/or SPDs are listed in Appendix 2.

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Principle of the development
- Impact of the development on the residential amenities of the neighbouring occupiers;
- Transport Considerations;
- Accessibility
- Other issues.

Principle of the development

- 10.2 The key policy consideration is Policy DM4.12 which states that the Council will not permit any loss of social infrastructure uses unless
- i) a replacement facility is provided which would meet the need of the local population
 - ii) The specific use is no longer required on site – in which case justification must be provided.
- 10.3 In response to the first part of this policy, the applicant has provided a written statement from Sue Newton, Commissioning Manager for Islington's Older People's Contracts and Commissioning Team. This statement provides percentage figures on the service provided and the alternative site which

operates a similar service within the borough which has been able to facilitate the people who previously attended 1 Carnegie Street.

- 10.4 The previous Day Care use was operated by Care UK in association with Islington's Older People's Contract and Commissioning Team. The use operated as a Day Centre for people with Dementia from 2003/04. In 2005 it operated in conjunction with another similar facility at 127 Highbury New Park. Both of these facilities offered a total of 40 places per day on a daily basis for people with Dementia.
- 10.5 In 2009, due to fall in attendance at both centres, it was agreed to close No. 1 Carnegie Street at weekends as attendance was consistently below 45 percent during these days. This weekend service was provided at No.127 Highbury New Park which was more appropriate (purpose built) as a day centre with direct access to garden and larger open spaces as well as fresh daily meals.
- 10.6 The supporting statement indicated that since 2009, numbers attending both day centres continued to decline with approximately 68 percent average capacity in 127 Highbury New Park and less than 50 percent capacity for the Carnegie service. Average attendance of the combined service was 62 percent compared to 80-85 percent in 2009.
- 10.7 As numbers for the services had consistently remained below 'capacity' of 40 people per day and 20 people at the weekends, with no increase in the demand for places at the services, the Provider decided to consult service users/families/carers to obtain their views on making the temporary arrangement permanent. The result of the consultation was agreement to permanently use 127 Highbury New Park as the sole facility. This site would be able to accommodate any increase in demand for places in the future.
- 10.8 The figures provided indicate that attendances to the service at No.127 Highbury New Park continues to decline and given that the previous numbers attending 1 Carnegie Street remained below 50 percent, the alternative site is able to facilitate the need of such a service within the local population. Therefore, the applicant has demonstrated that another suitable infrastructure use would cater for the need on an alternative site. As such the first point of this policy is acceptable.
- 10.9 The second part of policy DM4.12 requires the applicant to demonstrate that there is no demand for another suitable social infrastructure use on site or that the site/premises is no longer appropriate for social infrastructure uses.
- 10.10 The statement from Sue Newton, (Commissioning Manager for Islington's Older People's Contracts and Commissioning Team) confirms that attempts to market No.1 Carnegie Street to social work teams, GP surgeries etc as a social infrastructure facility has failed to attract interest.
- 10.11 Planning Policy have been consulted on this statement and considered the Commissioning Manager for Islington's Older People's Contracts and

Commissioning Team as well placed to gauge potential demand for these facilities given the job entitlement. This Commissioning Manager would liaise regularly with other health, and social authorities and bodies including NHS. While this does not demonstrate full consistency with policy DM4.12 part A (ii) (b), it does go some way to addressing this criterion.

10.12 On balance, given that the demand for the existing facility has been absorbed at an alternative site in the Borough and some marketing attempts have been demonstrated through the Commissioning Manager for Islington's Older People's Contracts and Commissioning Team, the loss of the Day Care Centre use would be acceptable in this instance. Furthermore, the use of a vacant building for B1 office use is considered appropriate in this area.

Impact of the development on the residential amenities of the neighbouring occupiers

- 10.13 Policy DM2.1 of the Development Management Policies states that 'developments are required to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure outlook and noise generation.'
- 10.14 The proposal would involve internal modifications only, as such it would not lead to any concerns normally associated with operational development. It would however generate an increase level of activity from the site with coming and goings of employees utilising the facility.
- 10.15 The supporting information indicates that the staff using the facility would work on a rota with shift changeover times representing the key density points. The proposed opening hours now 07:00am to 09:00 pm daily.
- 10.16 Each shift would have a maximum of 36 staff working with the peak usage occurring between the hours of 08:00am and 07:00pm. The proposal would have maximum movement of 70 people during shift changeover. This however, is unlikely to occur on a regular basis due to irregular arrivals of staff at different times. Given the overall size of the floor space and shift patterns, the numbers of staff entering and exiting the building is considered acceptable. It would not cause significant disturbance to the surrounding neighbours.
- 10.17 It must also be noted that staff would predominately be off-site deployed borough wide when on duty. Therefore movements of people are unlikely to be towards the maximum number during the bulk of the day.
- 10.18 The Acoustic Officer has been consulted on the scheme and considers the proposal acceptable subject to condition. The Officer has recommended that opening hours be restricted to the hours of 07:00am and 09:00pm. In order to mitigate against the impact of the increase number of people coming and

going from site during operational hours, an operational management plan should be produced and agreed. This operation plan should assess the noise impact from deliveries, idling engines, security gate/door operation and staff conduct.

- 10.19 Subject to compliance with the above conditions, it is considered that the proposed use would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 (Design) of the Development Management Policies Plan 2013.

Transport Considerations

- 10.20 Although a travel plan has not been provided with this submission, the supporting information indicates that staff has access to free TFL transport. The applicant also operates a Green Travel Plan and supports walking and cycling. There is sufficient onsite space for cycle parking. A condition can be attached requiring secure cycle storage to be provided prior to occupation of the use. A storage space to accommodate 5 bicycles would be required.
- 10.21 The subject site is also situated centrally adjacent to Caledonian Road and would be served by regular bus service. It also within walking distance to both Kings Cross St Pancras and Angel Tube. It is envisaged that the majority of staff would arrive to the site via public transport, cycle or foot. As such, it is considered to comply with Policy DM8.3 (Public Transport) and DM8.4 (Walking and cycling) of the Development Management Policies Plan 2013.
- 10.22 Policy DM8.5 (Vehicle Parking) states that parking will only be allowed for non-residential developments where this is essential for operational requirements. On-site parking would not be required in this instance. The applicant has indicated that some vehicle parking for operational or service vehicles would be necessary however; this would be located off-site at a Pritchard Court.
- 10.23 Notwithstanding the above, there is a limited section of street parking available to the front of the building which may short term parking arrangement to the operative use given its function. As such, the proposal would comply with Policy DM8.5 (Vehicular Parking) of the Development Management Policies Plan 2013.

Accessibility

- 10.24 The site entrance benefit from a separate disabled access into the building. As such, it would be accessible to all and would comply with policy DM.2.2 (Inclusive Design) and the Supplementary Guidance Inclusive Design in Islington.

Other issues

10.25 The objections received raised other concerns related to the proposed development including

- Concerns regarding the construction works involved and how this would impact on the residents above.
- Lack of consultation with the neighbouring properties
- Concerns regarding the trees on site boundary

10.26 With regard the construction works, the proposal would involve an internal renovation which would not lead to a significant level of disturbance. No new operational development is proposed and any internal works would be expected to occur during the normal working day. An informative can be attached highlighting good working practices to the applicant. As such, it is not considered necessary to require a construction management plan in this instance.

10.27 The Council has met its statutory duties in relation to the consultation levels for this application (as addressed in 8.1-8.2). It involved full neighbourhood consultation for a period of 21 days and including a site notice displayed to the front of the property. Responses have been received from neighbours within the vicinity following the planning consultation. The issues raised by the objectors have been considered within the body of this report. The assessment however is solely on the planning merits. Any further consultation between the applicant and the residents regarding the use is not a planning matter to be assessed within this application.

10.28 The application would not involve works that would impact on boundary trees. A tree survey would therefore not be necessary given that it is internal renovation.

11 SUMMARY & CONCLUSION

Summary

11.1 The proposed change of use is considered acceptable. It has been established that the principle of the change of use is acceptable given the lack of demand for another D1 use as well as the location of a similar day care centre at 127 Highbury New Park. The noise generated from the proposed use would not be significant given the hours of operation. The use would be car free as per Council policies with access to all.

Conclusion

11.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

	Commencement (Compliance)
1	<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>
	Approved Plans List: (Compliance)
2	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[CS/001A, CS002A, CS004, CS005 Site Photographs, Planning Statement dated January 2014]</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>
	Cycle Parking Provision (Details)
3	<p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the use. The storage shall be covered, secure and provide for no less than 5 cycle spaces. 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.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
	Hours of Operation (Compliance)
4	<p>CONDITION: The ground floor use hereby approved shall not operate outside the hours of:</p> <p>07:00– 21:00 daily</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity</p>
	Operational Management Plan (Details)
5	<p>CONDITION: An operational management plan assessing the noise impact (including (but not limited to) deliveries, vehicle movements, idling engines, vehicle</p>

	<p>stereos, security gate/door operation, staff conduct and plant noise) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the operational phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity</p>
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	<p>Informative:</p>
<p>1.</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>
	<p>Informative</p>
<p>2.</p>	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations as well as Environment Health Regulations.</p> <p>Any construction works should take place within normal working day. The Pollution Control department lists the normal operating times below.</p> <div data-bbox="347 1485 1485 1709" style="border: 1px solid black; padding: 10px;"> <p>Delivery and operating times - the usual arrangements for noisy works are</p> <ul style="list-style-type: none"> ○ 8am –6pm Monday to Friday, ○ 8am – 1pm Saturdays; ○ no noisy work on Sundays or Public Holidays (unless by prior agreement in special circumstances) </div>

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, 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**

1 Context and strategy

Policy 1.1 (Delivering the strategic vision and objectives for London)

Policy 3.17 Health and Social Care Facilities)

Policy 4.2 Offices

B) **Islington Core Strategy 2011**

Strategic Policies

Policy 3.4 (Employment)

Infrastructure and Implementation

Policy 4.2 (Social and community infrastructure)

C) **Development Management Policies June 2013**

Design and Heritage

Policy DM2.1 (Design)

Policy DM2.2 (Inclusive Design)

Shops, culture and services

Policy DM4.12 (Social and strategic infrastructure and cultural facilities)

Transport

Policy DM8.4 (Walking and cycling)

Policy DM8.5 (Vehicle Parking)
Policy DM8.6 (Delivery and servicing for
new development

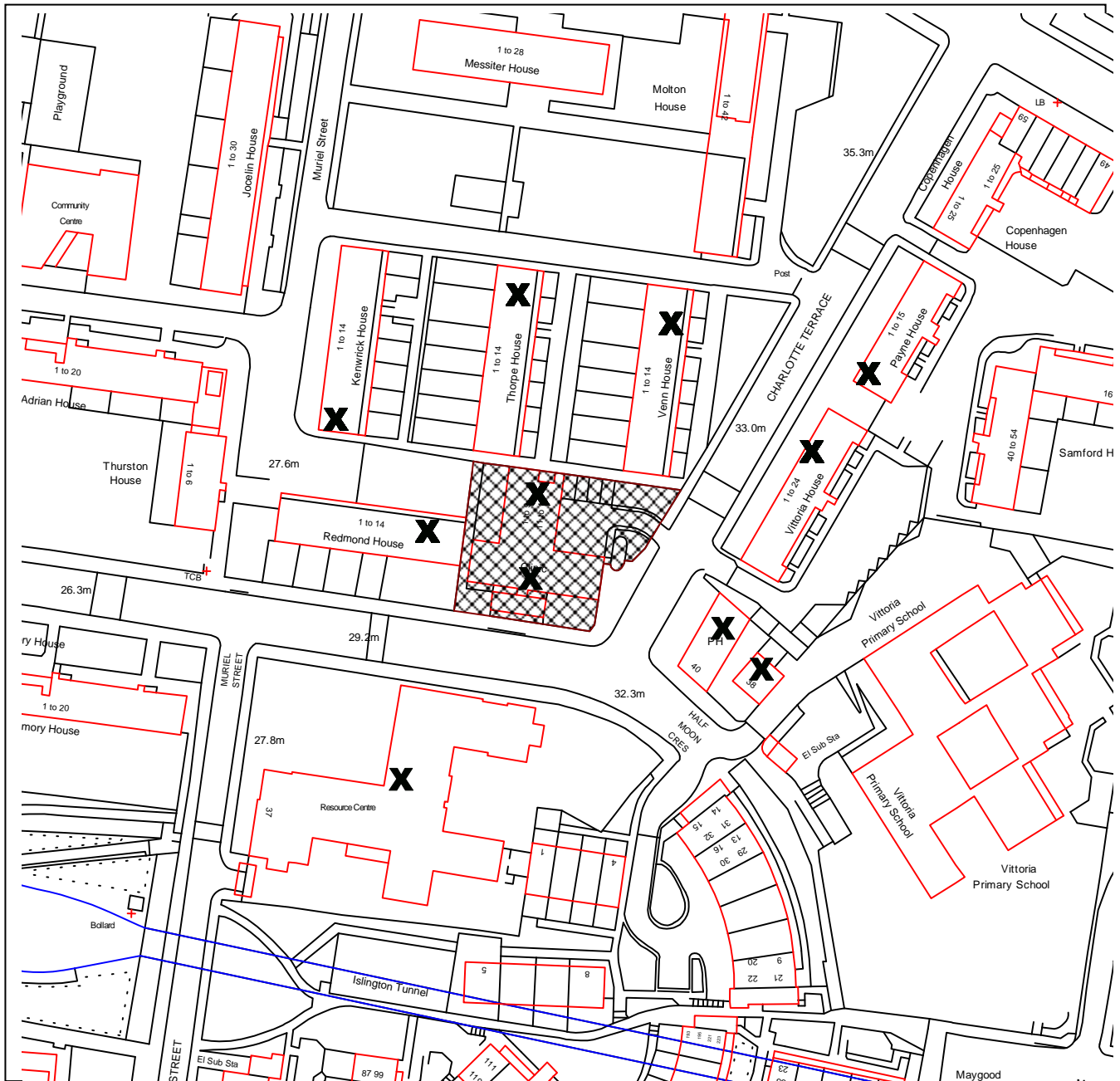
4. **Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

- Urban Design Guide
- Inclusive Design in Islington



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0478/FUL

LOCATION: BARNSBURY WELFARE CLINIC, 1 CARNEGIE STREET, LONDON, N1 9QW

SCALE: 1:1250

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PLANNING COMMITTEE REPORT

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

PLANNING SUB-COMMITTEE B		
Date:	24 June 2014	NON-EXEMPT

Application number	P2013/4778/FUL
Application type	Full Planning Application
Ward	Highbury East
Listed building	Not listed
Conservation area	Not in a Conservation Area
Development Plan Context	Allocated Site FP5 Highbury Vale Police Station, 211 Blackstock Road, Local Plan: Site Allocations June 2013.
Licensing Implications	None
Site Address	Rear of Highbury Vale Police Station 211 Blackstock Road (between 27 and 41 Canning Road) N5 2JR
Proposal	Demolition of garage, external stores, kennels, and cell block to former Police Station and erection of terrace of six dwellings, as planning permission P2013/0881/FUL, with the addition of a basement level to no.s 31, 33, 35 and 37.

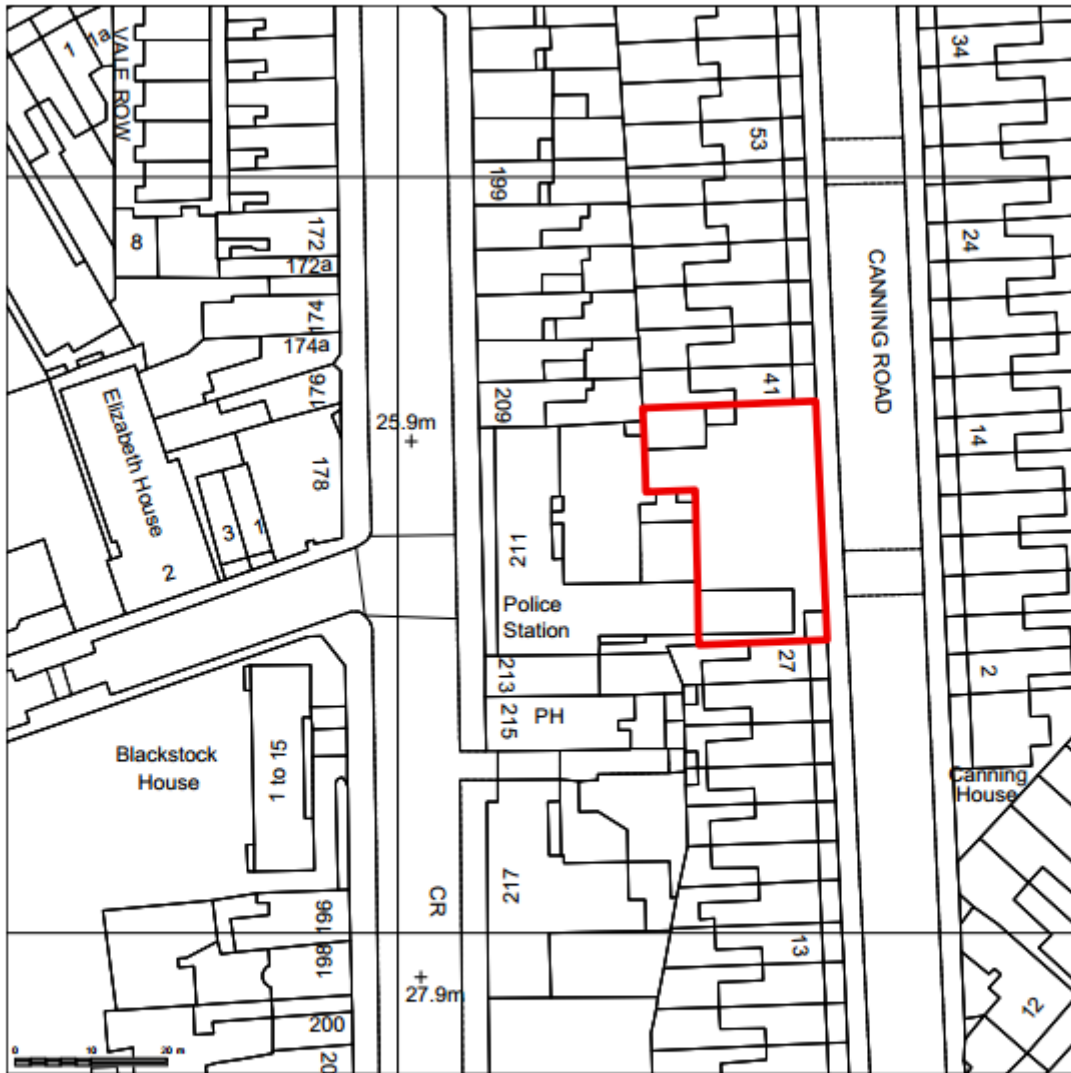
Case Officer	Patrick Brennan
Applicant	Canning Property Holdings Ltd
Agent	Grainger Planning Associates Ltd

1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1. subject to the conditions set out in Appendix 1;
2. subject to the completion of a Unilateral Undertaking securing small site affordable housing contribution and carbon offsetting as set out in Appendix 1.

2.0 SITE PLAN (site outlined in black)



Site Location Plan 1:1000

Site Area : 596sq.m

3.0 PHOTOS OF SITE/STREET

Photo 1 – Canning Road Frontage



Photo 2 – Existing on site conditions (June 2014)



Photo 3 – Southern wall of adjoining terrace to north (43 Canning Road)



Photo 4 – Canning Road terraces to north of host site



Photo 5 – Canning Road Terraces to south



4.0 SUMMARY

- 4.1 Planning Permission is sought for the erection of six terrace dwellings with the addition of a basement level to Nos. 31, 33, 35 and 37 Canning Road.
- 4.2 The current application is essentially the same as P2013/0881/FUL determined at Committee 24 October 2013, however it proposes to include basements with associated rooflights below the four central dwellings (Nos. 31, 33, 35 & 37)
- 4.3 As there is an extant approval in place for redevelopment of the land for an almost identical scheme, save for the addition of the basement levels, the main considerations of this application relate to the impact of the proposed basements on the appearance of the building and the character of the area, existing trees, quality of accommodation and neighbouring amenity.
- 4.4 The proposed addition of basement levels to four of the dwellings and installation of associated rooflights at the front and rear would not result in any readily identifiable impact on the appearance of the approved development and would not have any adverse impact on the character of the streetscape or the surrounding area.
- 4.5 The addition of the basement levels, which would be flexible, multi-purpose space, would serve to improve the quality of the residential accommodate for these dwellings.
- 4.6 The proposal would not have any adverse impacts on the amenity of neighbouring properties in terms of visual bulk, overlooking or overshadowing.
- 4.7 Council's Tree Protection and Landscape Officer is satisfied that existing trees to be retained would not be impacted by the addition of the basement levels and would be sufficiently protected during, the demolition and construction process.

5.0 SITE AND SURROUNDING

- 5.1 27 to 41 Canning Road is a vacant site to the rear of the former Blackstock Road police station located between Riversdale Road and Mountgrove Road.
- 5.2 The application site was formerly part of a larger site which included the police station fronting Blackstock Road. The Canning Road entrance was used for vehicular access and parking for the police station. The larger site has now been divided into two separate sites.
- 5.3 This application only relates to the site to the rear of the police station fronting Canning Road.
- 5.4 There are some existing buildings on the site including a garage, external stores, kennels and the cell block. Some of these have already been demolished and others are proposed to be demolished as part of this application.
- 5.5 The site is not located within a Conservation Area, and there are no listed buildings on the site.

6.0 PROPOSAL (in Detail)

- 6.1 The current application is effectively the same as P2013/0881/FUL however would include the construction of a basement level below four of the six approved dwellings (Nos. 31, 33, 35 and 37 – ie all but the end dwellings, Nos. 29 and 39).
- 6.2 The basements for 31, 33, 35 and 37 would have an internal floor area of 35.5m², 29m², 29m² and 48.5m² respectively and would each consist of a utility/store room and a home cinema/games room/gym.
- 6.3 Two of the proposed basements would be set back from the front property boundary by 2.8m, the other two 3.4m wide sections of basement for Nos. 31 and 37 would abut the front property boundary.
- 6.4 These two sections of basement for Nos. 31 and 37 would feature 2.5m x 1m rooflights above within the terraces abutting the front property boundary.
- 6.5 Two lightwells to each basement would also be provided to the rear of Nos. 31, 33, 35 and 37.
- 6.6 There would be no other changes to the approved development and the only change to the external appearance of the building would be the addition of the two rooflights within the terraces for Nos. 31 and 37 and the rooflights at the rear.

7.0 RELEVANT HISTORY:

Planning Applications

- 7.1 **P2013/0881/FUL:** Demolition of garage, external stores, kennels and cell block to former Police Station and erection of six terraced dwellings with basement (2 x 4 bed and 4 x 3 bed) – Approved with conditions and subject to legal agreement, 18 November 2013.
- 7.2 **P2014/1294/FUL (Other half of site at 211 Blackstock Road):** Change of use from Sui Generis (Police Station) to part D2 (Gym) use at upper ground floor level, four (4) flexible A1, A2, D1, & B1 use commercial units at lower ground and upper ground floor levels and eight (8) residential units at upper floors; external works including alterations to front facade, alterations to rear including upper ground floor extension, new stair core and lift shaft, new balconies and other alterations to roof and rear façade – yet to be determined at the time of writing this report.

Enforcement:

- 7.3 An enforcement officer visited the site following a complaint that demolition works had commenced in relation to the previous application (P2013/0881). Some demolition works had commenced but these works did not require planning permission.

Pre-application Advice:

- 7.4 None

8.0 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 98 adjoining and nearby properties on 21 January 2014. A site notice and press advert were displayed on 23 January 2014. The public consultation of the application therefore expired on 13 February 2014, 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 a total of **seven (7) responses** including **six (6) objections** (one being a joint letter from Cllr Stacy and Cllr Horten), had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- The proposed basements would not be in keeping with the located area in terms of scale or local identity (10.10 – 10.22).
- Potential to structural damage to surrounding properties from basement excavation (10.6-10.9).
- The proposed basements would be visible from 29 and 39 Canning Road (proposed as part of this application) and from rear of the former Highbury Vale Police station fronting Blackstock Road to the west (10.21).
- Impacts of basement on groundwater and potential for subsidence and settlement of surrounding properties (10.7-10.9).
- Impact on local road network from construction vehicles (10.39).
- Impact on existing trees from basement works (10.23-10.25).
- The sizes of the proposed basements are overly large for the purpose listed on the plans (10.32).
- The submitted plans do not show chimneys for Nos. 27 and 41 Canning Road (10.40).

It must be noted that matters related to the manner and method of construction of a basement or any part of the building are not material considerations in the planning assessment of this application. These are matters that are covered by separate legislation, including the Building Regulations, the Party Wall Act and the Environmental Protection Act.

The construction of the basement and the wider development would be required to accord with the relevant Building Regulations and other relevant legislation.

External Consultees

8.3 None.

Internal Consultees

Design and Conservation

8.1 The Design and Conservation Team has **no in principle objection** to the proposal however has provided the following comments:

The rooflights within the front garden forecourt would be an incongruous feature discordant with the wider terrace and would result in lightspill within the front garden at night which would fail to respect the character of the wider streetscape.

If the committee are minded to approve the application, please condition the following:

CONDITION: Detailed drawings of the proposed rooflights (to show the design, materials and thickness of the frames) and a sample of the proposed glass shall be submitted to and approved in writing by the local planning authority prior first occupation of any building on the site.

Whilst the following condition was not attached previously, I would advise that this opportunity should be taken to make a record of the building which incorporated the police cells, to be deposited with the London Metropolitan Archives or local studies centre:-

CONDITION: Prior to the demolition of the former cell block, a photographic record of the building (to include both external and internal photographs) and a key in the form of a cross-referenced floor plan, shall be undertaken and submitted to the local planning authority for approval. Once the record has been agreed by the Council, the applicant shall deposit the record with the Local Archives or the London Metropolitan Archives and evidence of such, in the form of an email confirmation, acknowledged by the local planning authority.

Tree Preservation / Landscape Officer

- 8.2 The Tree Preservation / Landscape Officer has reviewed the proposal and is satisfied that the proposal will not impact the existing trees at the front of the site, subject to the following condition:

CONDITION: No site clearance, preparatory work or development shall take place until a (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 – Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Specific issues to be dealt with in the TPP and AMS:

- a. Location and installation of services/ utilities/ drainage*
- b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees*
- c. Details of construction/ excavation within the RPA or that may impact on the retained trees*
- d. The pavement is not to be obstructed during demolition or construction and the RPA of retained trees not to be used for storage, welfare units or the mixing of materials.*
- e. The location of a cross over or method of delivery for materials onto site*
- f. The method of protection for the retained trees (the hoarding of the street tree pits).*

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

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	London Plan
Allocated site FP5 Highbury Vale Police Station, 211 Blackstock Road. Islington's Local Plan: Site Allocations 2013	None

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 As noted, there is an extant approval (P2013/0881/FUL) for the development of the land for 'Demolition of garage, external stores, kennels and cell block to former Police Station and erection of six terraced dwellings with basement (2 x 4 bed and 4 x 3 bed)' issued on 18 November 2013.
- 10.2 The only difference between the approved development and this application is the addition of a basement level for four of the six approved dwellings and associated rooflights at the front and rear in the garden areas.
- 10.3 There have been no significant changes to planning policy since P2013/0881/FUL was issued which would require a fresh assessment of the merits of the wider proposal in terms of the principle of the scheme and matters related to land use, design, amenity, landscape, accessibility or other relevant planning considerations, noting that the current approval remains valid and could be acted upon.

10.4 The main issues arising from this proposal relate to:

- Basement impact;
- Design and character;
- Impact on trees;
- Amenity of neighbouring residents; and
- Quality of accommodation.

10.5 Matters relating to Quality of Resulting Residential Accommodation, Dwelling Mix, Affordable Housing and Financial Viability, Sustainability Energy Efficiency and Renewable Energy are also a consideration following the addition of a basement level for some dwellings.

10.6 A number of issues have been raised by objectors in relation to the potential impact of the construction of the basement levels. It should be noted that matters related to the manner and method of the construction of the proposed basements and the wider development as a whole, are not a material consideration in the planning assessment of this application. As noted, these matters are addressed and controlled by separate legislation, including the Building Regulations, Party Wall Act and the Environmental Protection Act.

Basement impact assessment

10.7 Notwithstanding the above, as requested by Council officers, the applicant has submitted a Desk Study and Ground Investigation Report prepared by Geotechnical & Environmental Associates (dated 10 March 2010), which includes a Basement Impact Assessment, to determine the ground conditions, assess the extent of any contamination, to provide information to assist with the design and retaining walls and shallow foundations for the proposed development and provide an indication of the likely impacts of the construction of the basement levels.

10.8 The applicant has also provided a summary of the findings of the Basement Impact Assessment as follows:

- | | |
|----------------------------|--|
| Ground water | <ul style="list-style-type: none">• no groundwater was encountered at the level of excavation required to construct the proposed basement• no impact on former watercourses |
| Slope Stability | <ul style="list-style-type: none">• basement retaining walls will be designed and constructed to provide sufficient support prevent slope stability.• ground conditions are consistent and stable being London Clay |
| Surface Water/
Flooding | <ul style="list-style-type: none">• no potential impacts were identified. The new surface water drainage system will be designed to attenuate the outflow to lessen the load on the existing sewers |

10.9 There is nothing within the Islington Development Management Policies which would specifically restrict the creation basements on this property, however the Islington Urban Design Guidelines at Section 2.4.6 (Basement Extensions) do provide some guidance which will be discussed further below.

Design and character

- 10.10 The addition of the proposed basement levels would not have any readily identifiable impact on the appearance of the approved development. Indeed, the proposed development would be almost identical to the approved development, save for the addition of two rooflights within the front terraces for Nos. 31 and 37 and the addition of two rooflights for each basement at the four dwellings.
- 10.11 The Islington Urban Design Guide (2006) at Section 2.6.6 states that basements '*can potentially increase the overall floor area of a building with little impact upon the external appearance of a residential terrace*' and it is considered that this has been achieved in this instance.
- 10.12 The UDGs also state that '*basement excavations can be unsympathetic to the original frontage if they involve the loss of a verdant front garden*', however there would be no loss of verdant front garden in this case.
- 10.13 The Design and Conservation Team has no in principle objection to the proposal, however has raised a concern about the proposed front rooflights, noting that '*The rooflights within the front garden forecourt would be an incongruous feature discordant with the wider terrace and would result in lightspill within the front garden at night which would fail to respect the character of the wider streetscape*'.
- 10.14 It is noted however that the host property is not included within a conservation area, and therefore the weight given to any impacts on the character of the wider streetscape is not as great as if it were within a conservation area.
- 10.15 That said, the impact of the addition of the rooflights on the streetscape is a consideration, and in this regard, it is noted that whilst there are no other examples of rooflights within the frontages of surrounding properties, the proposed rooflights would sit behind front fences, below the level of the footpath and would face towards the front façade of the proposed dwellings.
- 10.16 The proposed rooflights would therefore be barely visible in views from the street unless standing directly above them on the adjacent footpath.
- 10.17 The Design and Conservation Officer has suggested that should the Committee be minded to approve the application, a condition should be applied requiring the submission detailed drawings of the proposed rooflights.
- 10.18 Concern was also raised by the Design and Conservation Team in relation to potential light spillage from the front rooflights. It is considered that the rooflights would not cause any significant amount of light spillage beyond what would already occur from other windows within the development or what would ordinarily be expected in a residential setting such as this.
- 10.19 It is therefore considered that the addition of the two rooflights at the front of the site would not cause harm to the character and appearance of the streetscene and are acceptable.
- 10.20 The addition of two rooflights at the rear of each of the four properties to be provided with a basement is also considered acceptable. These rooflights would sit slightly above the ground level at the rear and would slope away from the rear façade of dwellings, however

would not be visible from the street as they would be at the rear. These rooflights may be visible from existing buildings to the west at 211 Blackstock Road which forms the other half of the site, and may be visible from future residential properties should this land be redeveloped, however this is not considered unreasonable.

- 10.21 The basement levels would otherwise not be visible as they would be below ground and overall, the visual implications of the proposal are considered acceptable.

Impact on existing trees

- 10.22 As noted above, the Council's Tree Protection and Landscape Officer has reviewed the proposal in terms of the impact of basements on the trees at the front of the site, and is supportive of the proposal subject to conditions.
- 10.23 The applicant has submitted the Arboricultural Impact and Method Statement which was prepared in respect of the previous application (P2013/0881/FUL) and has provided a follow letter from their arboricultural consultant which indicates that the addition of the basement levels would not have any additional impact on existing trees at the front of the site.
- 10.24 As suggested by the Tree Protection and Landscape Officer, a condition is recommended requiring the submission of a scheme for the protection of the retained trees prior to the commencement of works associated with the development.

Amenity

- 10.25 As noted, the proposal is essentially the same and the existing approval, except for the addition of basements and associated rooflights, there would be no discernable difference to the overall appearance of the development.
- 10.26 The proposal would not create any additional shadows, opportunities for overlooking or increase the visual bulk of the proposed development.
- 10.27 As noted, the only change to the appearance of the building in views from the street would be the addition of two rooflights at the front of Nos. 31 and 37, and this minor change is considered acceptable.
- 10.28 It is therefore considered that the proposal will not cause any adverse impacts on the amenity of neighbouring properties.

Quality of Resulting Residential Accommodation

- 10.29 The internal arrangement of approved dwellings would not be altered, except for the addition of the basement levels to four of the dwellings.
- 10.30 The addition of the basement levels, which would be flexible multi-purpose space, would serve to improve the quality of the residential accommodation for these dwellings. Whilst the basement levels would not be provided with any outlook and access to natural light would be limited, the basement levels would not be the primary living areas for these dwellings and therefore this is acceptable.

10.31 There is no maximum dwelling size prescribed in the Islington Development Management Policies and there are no valid planning reasons for opposing an increase to the overall floor area of the four dwellings.

Affordable Housing and Financial Viability

10.32 The applicant has agreed to apply the full affordable housing small sites contribution requirements of £50,000 per dwelling and a total of £600,000 for the site and any approval is given subject to a signed unilateral undertaking.

Sustainability Energy Efficiency and Renewable Energy

10.33 As was noted in relation to the previous application, the development of this brownfield site is inherently sustainable.

10.34 The development will be designed and built to achieve Code for Sustainable Homes level 4 and this will be required by condition.

10.35 In addition the applicant has agreed to pay the £1,500 per unit (a total of £9,000) as required by the Environmental Design SPD.

Other matters

10.36 The Design and Conservation Team has suggested that a condition be applied which would required a record of the building which incorporated the police cells, to be deposited with the London Metropolitan Archives or local studies centre.

10.37 However, an inspection of the site has found that the former police cell block has already been demolished, as was previously approved, and therefore is not necessary to apply this condition.

10.38 Concerns have been raised by objectors in relation to the impact of construction vehicles on the surrounding road network. A condition is recommended requiring the submission of a Construction and Logistics Plan which would provide an assessment of the planned demolition and construction vehicle routes and access to the site which would be required to be approved by Council prior to any works commencing on site.

10.39 An objection also noted that the proposed elevations do not show the chimneys for the adjoining terraces at 27 and 41 Canning Road. Whilst these chimneys are not shown in the proposed elevations, no approval would be provided as part of this application for the removal of either of the chimneys for 27 or 41 Canning Road which do sit within the host site.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposal is essentially the same as the development approved by P2013/0881/FUL issued on 18 November 2013, except for the addition of a basement level to the four central dwellings and associated rooflights at the front and rear.
- 11.2 The two rooflights at the front of the property would not be readily visible from public views and would not cause any harm to the character of the streetscape, and the rooflights at the rear would not be visible from the street.
- 11.3 For the reasons set out above, it is considered that the proposal will not have any unreasonable impact on character and appearance of the area and would not cause any adverse impacts on the amenity of neighbouring properties that would warrant withholding planning permission.
- 11.4 The proposal is considered to be consistent with the Islington Core Strategy (2011), the Islington Development Management Policies (2012), the Urban Design Guide 2006 and the Whitehall Park Conservation Area Design Guidelines.
- 11.5 In addition to those conditions relating to the rooflights, the same conditions and s106 requirements that were applied to P2013/0881/FUL are recommended for this application.

Conclusion

- 11.6 It is recommended that planning permission be granted subject to conditions and the signing of a unilateral undertaking for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the conditions listed below and prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the Council and all persons with an interest in the land (including mortgagees) in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service:

1. An affordable housing small sites contribution of £600,000; and
2. A carbon offsetting contribution of £9,000.

List of Conditions:

See trees and conditions from previous proposal, make sure still relevant

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 approved shall be carried out in accordance with the following approved plans:</p> <p>Planning Statement Dated November 2013, Arboricultural Impact Appraisal and Method Statement (29 July 2013), Code for Sustainable Homes Schedule (March 2013), Accessibility Statement and Flexible Homes Schedule of Accommodation Rev B (November 2013), 1313 PL 001 (Site location plan), 1313 PL 002, 1313 PL 011B, 1313 PL 012, 1313 PL 020B, 1313 PL 021C, 1313-PL-100D, 1313-PL-101G, 1313-PL-102F, 1313-PL-103D, 1313-PL-104D, 1313-PL-105A, 1313-PL-200H, 1313-PL-201J, 1313-PL-250D, 1313-PL-300F, 1313-PL-301D, 13270-BT1, 1313-PL-900D (Schedule of Areas)</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	Construction and Demolition Logistics Plan (Details)
	<p>CONDITION: A report assessing the planned demolition and construction vehicle routes and access to the site including addressing pedestrian and cyclist safety and environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.</p>

	<p>The report shall assess and take into account the impacts during the demolition and construction phases of the development on nearby residential amenity, with means of mitigating any identified impacts.</p> <p>The document should pay reference to Islington's Code of Construction Practice, the GLA's Best Practice Guidance on control of dust from construction sites, BS5228:2009 and any other relevant guidance.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to secure highway safety and free flow of traffic on Canning Road and local residential amenity and mitigate the impacts of the development.</p>
4	Detailed drawings (Details)
	<p>CONDITION: Detailed drawings at scale 1:20, 1:10 and 1:5 (as appropriate) or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing in site:</p> <ul style="list-style-type: none"> • Bricks (samples made available onsite) • Windows (drawings to show size of frame and size and profile of glazing bars) • Railings (drawings of gates and railings to accurately show heights, dimensions, sections and details. This should be based on evidence of originals from surrounding properties. The design and means of fixing should accord with the guidance in the Council's Building Maintenance Guide on Ironwork. • Front rooflights design, materials and thickness of the frame <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard</p>
5	Materials (Details)
	<p>A sample panel of proposed brickwork showing the colour, texture, facebond and pointing shall be provided on site and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>The approved sample panel shall be retained on site until the work have been completed. Bricks shall be laid in a bond to match the adjacent properties; pointing shall be a lime based mortar mix and shall be finished with a flush profile. Please note that weatherstruck pointing is not appropriate and would not be an acceptable profile finish.</p> <p>REASON To ensure that the resulting appearance and construction of the</p>

	development is of a high standard
6	Materials (Compliance)
	<p>CONDITION: Notwithstanding the approved plans, natural slate shall be used for the roof covering on all of the properties and over the bay windows.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard</p>
7	Materials (Compliance)
	<p>CONDITION: Notwithstanding the approved plans, all sash windows and French doors to the front elevation shall be constructed of timber.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard</p>
8	Detailed design (Compliance)
	<p>CONDITION: Notwithstanding the approved plans, the following architectural details shall accurately replicate those on the adjacent properties in terms of materials, scale, profile and colour:</p> <ul style="list-style-type: none"> • Dentilled and dogtooth eaves detail • Window architraves • Cill brackets • Door surrounds • Window Cills <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard.</p>
9	Lifetime homes
	<p>CONDITION: Prior to any superstructure works, plans shall be submitted and approved in writing by the Local Planning Authority illustrating that a platform lift between entrance level and the lower ground floor (within the lightwell/terrace) can be accommodated for units 29, 33 and 35.</p> <p>REASON: To comply with Islington's flexible lifetime home standards.</p>
10	Code for Sustainable Homes (Compliance)
	<p>CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4', in accordance with the approved Sustainability Design and Construction Statement and Code for Sustainable Homes Prediction, prepared by Grainger Planning Associates Ltd dated March 2013.</p> <p>REASON: To address climate change and to secure sustainable development</p>
11	Accessible Homes Standards (Compliance)
	<p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all</p>

	<p>Lifetime Homes Standards.</p> <p>REASON: To ensure flexible, visitable and adaptable homes appropriate to diverse and changing needs</p>
12	<p>Removal of Permitted Development Rights – Houses (Compliance)</p> <p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellinghouse(s) hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme</p>
13	<p>Tree Protection</p> <p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ul style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage b. Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees c. Details of construction/ excavation within the RPA or that may impact on the retained trees d. The pavement is not to be obstructed during demolition or construction and the RPA of retained trees not to be used for storage, welfare units or the mixing of materials. e. The location of a cross over or method of delivery for materials onto site f. The method of protection for the retained trees (the hoarding of the street tree pits). <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained</p>
14	<p>Pruning</p>

	<p>CONDITION: The pruning works to Islington Council's trees must be agreed in writing by Islington's Greenspace Tree Service and undertaken by Contractors appointed by them. Six weeks' notice must be given to the Tree Service in writing in advance of the works being required and prior to the demolition and development being commenced.</p> <p>REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained</p>
15	Waste management
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
16	Car Free development
	<p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <p>i) In the case of disabled persons;</p> <p>ii) In the case of units designated in this planning permission as "non car free"; or</p> <p>iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.</p> <p>REASON: To ensure that the development remains car free.</p>

List of Informatives:

1	S106
	<p>SECTION 106 AGREEMENT</p> <p>You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.</p>
2	Superstructure
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>

3	Community Infrastructure Levy (CIL) (Granting Consent)
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p>
4	Positive Statement
	<p>A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the LPA and the applicant have worked positively and proactively in a collaborative manner through the application stage to deliver an acceptable development in accordance with the requirements of the NPPF. 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 or have been dealt with by condition.</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.</p>

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, Development Management Policies 2013 and the Finsbury Local Plan 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

2 London's places

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.2 London and the wider metropolitan area

Policy 2.9 Inner London

3 London's people

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential

and mixed use schemes

Policy 3.13 Affordable housing thresholds

5 London's response to climate change

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.6 Decentralised energy in development proposals

Policy 5.7 Renewable energy

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.13 Sustainable drainage

6 London's transport

Policy 6.9 Cycling

7 London's living places and spaces

Policy 6.10 Walking

Policy 6.13 Parking

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

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 CS10 (Sustainable Design)
Policy CS11 (Waste)
Policy CS12 (Meeting the Housing Challenge)

Policy CS13 (Employment Spaces)
Policy CS15 (Open Space and Green Infrastructure)
Policy CS16 (Play Space)
Policy CS17 (Sports and Recreation Provision)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)
Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

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

Housing

- DM3.4 Housing Standards
- DM3.5 Private Outdoor Space
- DM3.7 Noise and Vibration (residential uses)

Health and open space

- DM6.5 Landscaping, trees and biodiversity

Energy and Environmental Standards

- DM7.1 Sustainable design and construction
- DM7.2 Energy efficiency and carbon reduction in minor schemes
- DM7.4 Sustainable design standards

Transport

- DM8.3 Public Transport
- DM8.4 Walking and cycling
- DM8.5 Vehicle Parking

Infrastructure

- DM9.1 Infrastructure
- DM9.2 Planning Obligations
- DM9.3 Implementation

3. 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:

Allocated Site FP5 Highbury Vale Police Station, 211 Blackstock Road, Local Plan: Site Allocations June 2013.

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

Environmental Design

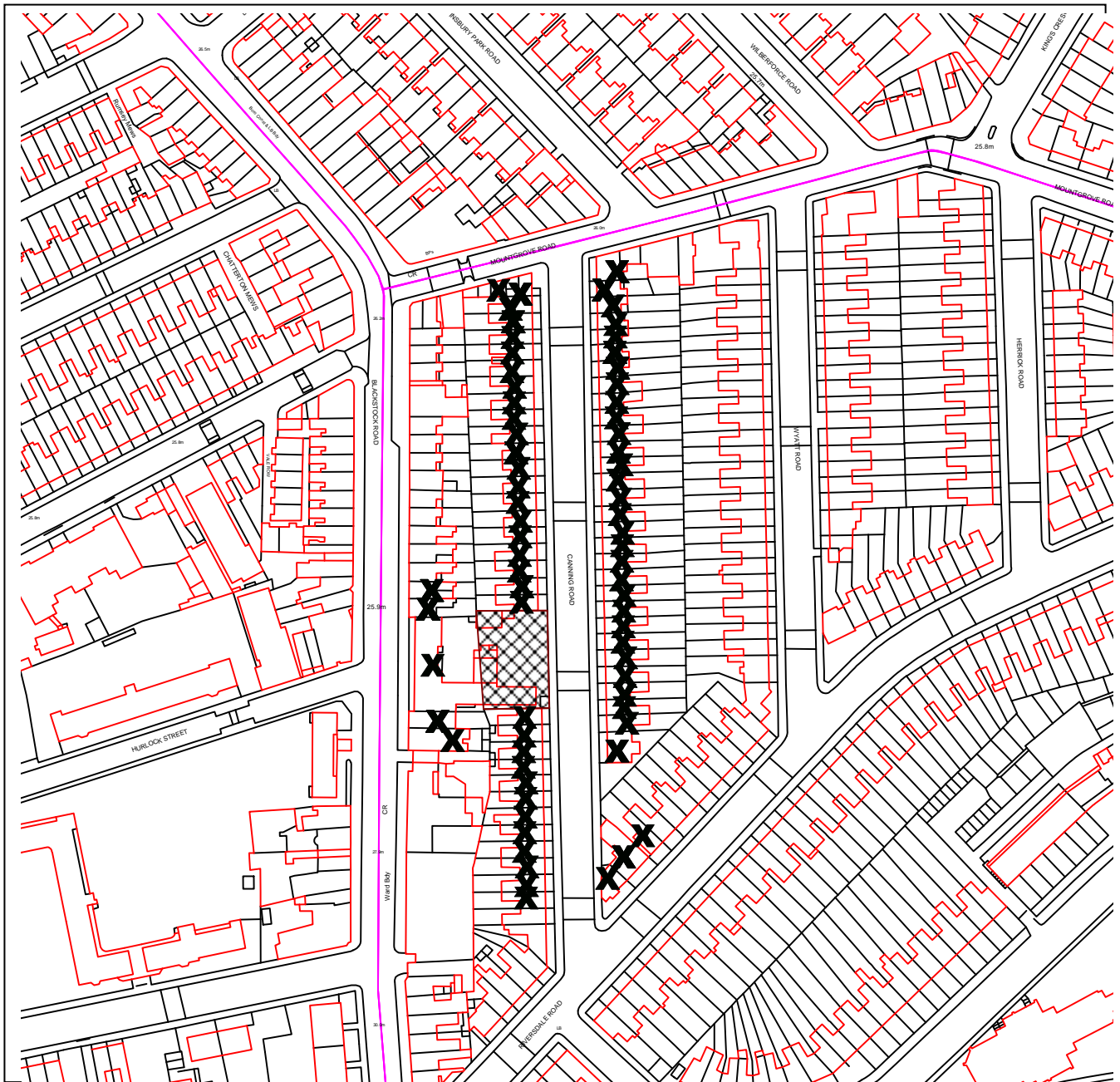
- Urban Design Guide
- Small sites affordable housing

London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Shaping Neighbourhoods – Play and Informal Recreation SPG
- Planning for Equality and Diversity in London



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2013/4778/FUL

LOCATION: REAR OF Highbury Vale Police Station 211
BLACKSTOCK ROAD [BETWEEN NOS. 27 & 41 CANNING ROAD],
LONDON N5 2JR

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