



AGENDA FOR THE PLANNING SUB COMMITTEE A

Members of the Planning Sub Committee A are summoned to a meeting, which will be held in Committee Room 4, Town Hall, Upper Street, N1 2UD on **3 March 2015 at 7.30 pm.**

John Lynch
Head of Democratic Services

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Despatched : 23 February 2015


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.**

<u>Committee Membership</u>	<u>Wards</u>	<u>Substitute Members</u>	
Councillor R Perry (Chair)	- Caledonian;	Councillor Convery	- Caledonian;
Councillor Poyser (Vice-Chair)	- Hillrise;	Councillor Kay	- Mildmay;
Councillor Chowdhury	- Barnsbury;	Councillor Khan	- Bunhill;
Councillor Gantly	- Highbury East;	Councillor Klute	- St Peter's;
Councillor Fletcher	- St George's;	Councillor Comer-Schwartz	- Junction;
		Councillor Nicholls	- Junction;
		Councillor O'Sullivan	- Finsbury Park;
		Councillor A Perry	- St Peter's;
		Councillor Picknell	- St Mary's;
		Councillor Poole	- St Mary's;
		Councillor Smith	- Holloway;
		Councillor Spall	- Hillrise;
		Councillor Ward	- Holloway;
		Councillor Wayne	- Canonbury;
		Councillor Williamson	- Tollington;

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. Order of Business	
6. Minutes of Previous Meetings	1 - 10
B. Consideration of Planning Applications	Page
1. 798-804 Holloway Road, London, N19 3JH	11 - 42

2.	15 Crinan Street, London, N1 9SQ	43 - 62
3.	Hilldrop Community Centre, Community Lane, Hilldrop Road, London, N7 0JE	63 - 82
4.	267 Caledonian Road, London, N1 1EE	83 - 96
5.	Oakdale Court, 1-24 Fortnam Road, London, N19 3NT	97 - 108
6.	Biddestone Road Open Space, Biddestone Road, N7	109 - 124
7.	24 Thornhill Road, London, N1 1HW	125 - 140

C. Urgent non-exempt items (if any)

Any non-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.

D. Exclusion of press and public

To consider whether, in view of the nature of the remaining item 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

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 A, 16 April 2015

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 A - 2 December 2014

Minutes of the meeting of the Planning Sub Committee A held at on 2 December 2014 at 7.30 pm.

Present: **Councillors:** R Perry (Chair), Poyser (Vice-Chair), Chowdhury,
Gantly and Fletcher

Councillor Rupert Perry in the Chair

20 **INTRODUCTIONS (Item A1)**

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

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

There were no apologies for absence.

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

There were no declarations of substitute members.

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

Councillor Fletcher declared that she would not take part in the consideration of Item B8 as she had predetermined the application.

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

The order of business would be as follows:
B1, B9, B3 and B4, B5, B6, B2, B7 and B8.

25 **MINUTES OF PREVIOUS MEETING (Item A6)**

RESOLVED:

That the minutes of the meeting held on 9 October 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

26 **24 THORNHILL ROAD, LONDON, N1 1HW (Item B1)**

Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace.

(Planning application number: P2014/2536/FUL)

The officer reported that the first two sentences of paragraph 10.14 of the report should be reworded to read, "This is a proposed full height window to the rear of the proposed roof extension at second floor level and side windows to the proposed and existing south elevation of 24 Thornhill Road. The rear face of the properties on Lonsdale Square are approximately 20m away."

The officer report that Condition 5 should be amended to read, "Notwithstanding the approved plans, no permission is hereby granted for the rear window at second floor level to the east elevation."

In the discussion the following points were made:

- Consideration was given to the comments of the Design and Conservation Officer who had stated that the replacement of the roof extension was acceptable in principle however replacement should be of a traditional roof extension. The planning officer advised that the roof extension would not be visible from street level to the front elevation and that the building was not locally listed but that the shop front was locally listed.
- Members raised concern that the proposed development would be slightly wider and higher than the existing extension.
- The officer advised that there were currently windows on the existing side extension. The view from the additional window would be oblique which would minimise overlooking.

Councillor Poyser proposed a motion to refuse planning permission due the form, size and design of the extension. This was seconded by Councillor Gantly and carried. The officer clarified the basis for the reason for refusal with the chair, who confirmed it related to the side elevation of the roof extension.

RESOLVED:

That planning permission be refused due to the form, size and design of the extension and that the wording for the reason be delegated to officers.

27 **25 CANONBURY LANE, LONDON, N1 2AS (Item B2)**

Installation of air conditioning condenser unit to rear elevation.

(Planning application number: P2014/1951/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report.

28 **31 WHARFDALE ROAD, LONDON, N1 9SD (Item B3)**

Erection of mansard roof extension with two velux rooflights to front elevation and two timber framed sliding sash windows to the rear.

(Planning application number: P2014/0677/FUL)

The officer advised that Condition 6 should be amended to require materials to be submitted and approved by the Local Planning Authority.

RESOLVED:

That planning permission be granted subject to the conditions and informative in the report with Condition 6 being amended as outlined above, the wording of which was delegated to officers.

29 **33 WHARFDALE ROAD, LONDON, N1 9SD (Item B4)**

Erection of roof extension with three velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings.

(Planning application number: P2014/0676/FUL)

The officer advised that Condition 6 should be amended to require materials to be submitted and approved by the Local Planning Authority.

RESOLVED:

That planning permission be granted subject to the conditions and informative in the report with Condition 6 being amended as outlined above, the wording of which was delegated to officers.

30 **GARAGES, GAINSBOROUGH HOUSE, 116 THORPEDALE ROAD, LONDON, N4 (Item B5)**

Demolition of existing garages and redevelopment of the site to provide 2 x 2 bedroom two storey residential dwellings and garden areas.

(Planning application number: P2014/3582/FUL)

The officer advised that the words “and associated garages” be removed from Paragraph 4.1 of the report.

RESOLVED:

That planning permission be granted subject to the prior completion of a Director level agreement between the Service Director of the Council’s Housing and Adult Services department and relevant officers in the local planning authority in order to secure the planning obligations outlined in Appendix 1 of the case officer’s report and subject to the conditions and informatives in the case officer’s report

31 **LAND ADJACENT TO 59 TO 70 BLENHEIM COURT ESTATE, CORNWALLIS ROAD, LONDON, N19 (Item B6)**

Demolition of existing garages/stores and construction of three storey residential building comprising 2 x 3 bedroom/6 person maisonettes and 2x1 bedroom/2 person flats.

(Planning application number: P2014/0483/FUL)

In the discussion the following point was made:

- The officer confirmed that the brick would match that of adjoining buildings.

RESOLVED:

That planning permission be granted subject to the prior completion of a Director’s Agreement made under Section 106 of the Town and Country Planning Act 1990 authority in order to secure the planning obligations outlined in Appendix 1 of the case officer’s report and subject to the conditions and informatives in the case officer’s report.

32 **NEWINGTON GREEN PRIMARY SCHOOL, 105 MATTHIAS ROAD, LONDON, N16 8NP (Item B7)**

Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.

(Planning application number: P2014/2448/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer’s report.

33 **PANGBOURNE HOUSE, ROWSTOCK GARDENS, LONDON, N7 0BD (Item B8)**

Erection of a purpose made modular building to provide temporary library facilities and associated access path, ramp and fencing for a period of 24 months.

(Planning application number: P2014/3795/FUL)

Councillor Fletcher did not take part in the consideration of this item as she declared that she had predetermined the application.

The officer advised that no trees would be removed to make way for the building.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report.

34 ST. MARY MAGDALENE ACADEMY, 475 LIVERPOOL ROAD, LONDON, N7 8PG (Item B9)

Erection of a single storey building to include two classroom spaces near Bride Street frontage including access ramps and associated balustrading. Associated works.

(Planning application number: P2014/2731/FUL)

The officer advised that an additional condition in relation to noise and insulation measures be added.

In the discussion the following points were made:

- The enforcement action outlined in the report was noted.
- In response to a member's question about the use of the space, the officer advised that it was outdoor learning space and had not been designated as playspace.
- The school would not increase the number of pupils on roll as a result of the new building. This was conditioned in the original planning permission.
- Concern was raised that the applicant was not in attendance.

Councillor Fletcher proposed a motion to defer the consideration of the application to request that the applicant attend the meeting. This was seconded by Councillor Poyser and carried.

RESOLVED:

That the consideration of the application be deferred to enable officers to write to the school to request that representatives attends the meeting.

WORDING DELEGATED TO OFFICERS

24 THORNHILL ROAD, LONDON, N1 1HW

REASON FOR REFUSAL:

The proposed roof extension, by reason of the form, size and design of the side elevation, is considered to be an overly dominant and incongruous addition out of keeping with the character of the host building and of the wider character and appearance of the Barnsbury Conservation Area. As such the proposal is considered to contrary to policies DM2.1 and DM2.3 of the Development Management Policies 2013, CS8 and CS9 of the Islington Core Strategy and guidance within the Islington Conservation Area Guidelines.

31 WHARFDALE ROAD, LONDON, N1 9SD

Amended Condition 6:

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“Notwithstanding the plans hereby approved no permission is granted for fibre glass roof as shown on drawing RK/TP/1095/04.

Amended plans showing an appropriate material shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The mansard roof extension shall be carried out in accordance with the amended plans so approved, and shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset.”

33 WHARFDALE ROAD, LONDON, N1 9SD

Amended Condition 6:

“Notwithstanding the plans hereby approved no permission is granted for fibre glass roof as shown on drawing RK/TP/1095/04.

Amended plans showing an appropriate material shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The mansard roof extension shall be carried out in accordance with the amended plans so approved, and shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset.”

The meeting ended at 8.55 pm

CHAIR

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Planning Sub Committee A - 6 January 2015

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 6 January 2015 at 7.30 pm.

Present: **Councillors:** R Perry (Chair), Poyser (Vice-Chair), Chowdhury, Gantly and Fletcher

Councillor Rupert Perry in the Chair

35 INTRODUCTIONS (Item A1)

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

36 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

37 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

38 DECLARATIONS OF INTEREST (Item A4)

In relation to Item B2, Councillor Poyser declared that he was a member of the Highbury Fields Association. This would not preclude him from taking part in the discussion on this item.

39 ORDER OF BUSINESS (Item A5)

The order of business would be as follows:
B3, B2, B1 and B4.

40 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the signing of the minutes be deferred to the next meeting of the Sub-Committee as, due to an administrative error, they had not been attached the agenda.

41 356 CALEDONIAN ROAD, LONDON, N1 1DU (Item B1)

Rear extension to existing garden flat at basement and ground floor levels with lightwell and rear extension to maisonette flat at first floor level.

(Planning application number: P2014/3606/FUL)

In the discussion the following points were made:

- In response to concerns about rubbish being left in the streets, the planning officer confirmed that there was scope to condition storage space.
- Consideration was given to the existing extensions in the terrace and the impact of the proposed extension.
- Concern had been raised by the Design and Conservation Officer that the proposed scheme would be full width and higher than one storey and the proposed first floor

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half width element would obscure the original window at first floor and not on the staircase side.

Councillor Rupert Perry proposed a motion to refuse permission as the scheme's scale, height, size and mass would harm the enjoyment of the conservation area. This was seconded by Councillor Gantly and carried with the Chair exercising his casting vote as one member abstained from voting and the rest of the votes had been cast equally.

RESOLVED:

That planning permission be refused for the reason outlined above, the wording of which was delegated to officers.

- 42** **71 CALABRIA ROAD, LONDON, N5 1HX (Item B2)**
Demolition of existing rear/side extension. Erection of a full width rear/side extension at ground floor level with rooflights above. Creation of basement including steps and access door to rear garden. Loft conversion with dormer window. Screening to existing terrace and raised roof height. Replacement windows. Associated works to garden area.

(Planning application number: P2014/4400/FUL)

In the discussion the following points were made:

- The previous application was refused due to the front light well and this had now been removed from the scheme.
- As the property was a single family dwelling, the use of the roof terrace did not require planning permission. Whilst new railings would require planning permission, the current railings had been in place for more than four years so did not.

Councillor Rupert Perry proposed a motion to add a condition that a construction management plan should be required. This was seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the officer's report with the additional condition as outlined above, the wording of which was delegated to officers.

- 43** **ST MARY MAGDALENE ACADEMY, 475 LIVERPOOL ROAD, LONDON, N7 8PG (Item B3)**
Erection of a single storey building to include two classroom spaces near Bride Street frontage including access ramps and associated balustrading.

(Planning application number: P2014/2731/FUL)

In the discussion the following points were made:

- Following concerns that the school did not engage with its neighbours, the Chair had sent a letter to the school requesting that they liaise more closely with local residents.
- The applicant confirmed that resident liaison meetings had been held for the first three years but these had stopped due to low attendance.
- The original planning permission restricted the number of pupils on roll to 1,150. This number could not be exceeded without the school applying for planning permission to do so.
- Two members raised concerns about proximity.

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- Noise implications were considered. As the area in which the pods were to be located was currently used as outside learning space and the pods would be indoor, officers advised that there should be less noise.

Councillor Rupert Perry proposed informatives reinforcing 1,150 as the maximum number of pupils on roll and requesting the school to reinstate resident liaison meetings. These were seconded by Councillor Fletcher and carried.

The Chair exercised his casting vote as one member abstained from voting and the rest of the votes had been cast equally.

RESOLVED:

That planning permission be granted subject to the conditions and informative in the officer's report with the additional two informatives as outlined above, the wording of which was delegated to officers.

44

TOP FLOOR FLAT, 348 CALEDONIAN ROAD, LONDON, N1 1DU (Item B4)

Construction of a mansard roof extension to provide additional accommodation to the top floor flat.

(Planning application number: P2014/2658/FUL)

In the discussion the following points were made:

- Permission had been granted under delegated powers for extensions to Numbers 350 and 352 Caledonian Road.
- The proposed extension would be visible from Bridgeman Road.

The vote to grant planning permission in line with the officer's recommendation was lost. Councillor Gantly, seconded by Councillor Rupert Perry, proposed that the application be refused due to inadequate set back, the height of the extension and visibility from the private and public realm. The Chair exercised his casting vote as one member abstained from voting and the rest of the votes had been cast equally.

RESOLVED:

That planning permission be refused due to inadequate set back, the height of the extension and visibility from the public and public realm, the wording of which was delegated to officers.

WORDING DELEGATED TO OFFICERS

356 CALEDONIAN ROAD, LONDON, N5 1HX

REASON FOR REFUSAL

The proposed development by reason of its inappropriate design, excessive scale, massing, bulk and height is considered to form an overdominant and visually harmful feature to the rear of the host property. The development is considered to form a detrimental visual development when seen from the surrounding private realm; as such the proposal would fail to preserve or enhance the character and appearance of the surrounding Barnsbury Conservation Area. The proposal is therefore considered to be contrary to CS policy 9, DM policies 2.1 and 2.3, Conservation Guidance note 10 and Islington's Urban Design Guidance 2006.

TOP FLOOR FLAT, 348 CALEDONIAN ROAD, LONDON, N1 1DU

REASON FOR REFUSAL

The proposed roof extension by reason of its inappropriate design, excessive scale and height is considered to form a visually harmful development. The proposal is considered to form a visually harmful feature which would be visible from both the public and private realm to the detriment of the character and appearance of the host building, wider terrace setting and Barnsbury Conservation area. The proposal is therefore considered to be contrary to CS policy 9, DM policies 2.1 and 2.3, Conservation Guidance note 10 and Islington's Urban Design Guidance 2006.

The meeting ended at 9.00 pm

CHAIR



PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		
Date:	3 rd March 2015	NON-EXEMPT

Application number	P2014/3815/FUL
Application type	Full Planning
Ward	Junction
Listed building	No
Conservation area	No
Development Plan Context	Archway Core Strategy Key Area, Archway Town Centre, Archway Primary Retail Frontage
Licensing Implications	Require a licences if sale of alcohol or special treatments such as beauty, nail bars etc.
Site Address	798 - 804 Holloway Road, London N19 3JH
Proposal	Demolition of existing buildings and redevelopment of the site to provide a part three, part four storey mixed use building comprising 345sqm A1 retail floorspace at ground floor and no.9 (C3) residential units at first second and third floors (4x 1 beds, 4x 2 beds, 1x 3 bed), with associated amenity space and cycle storage.

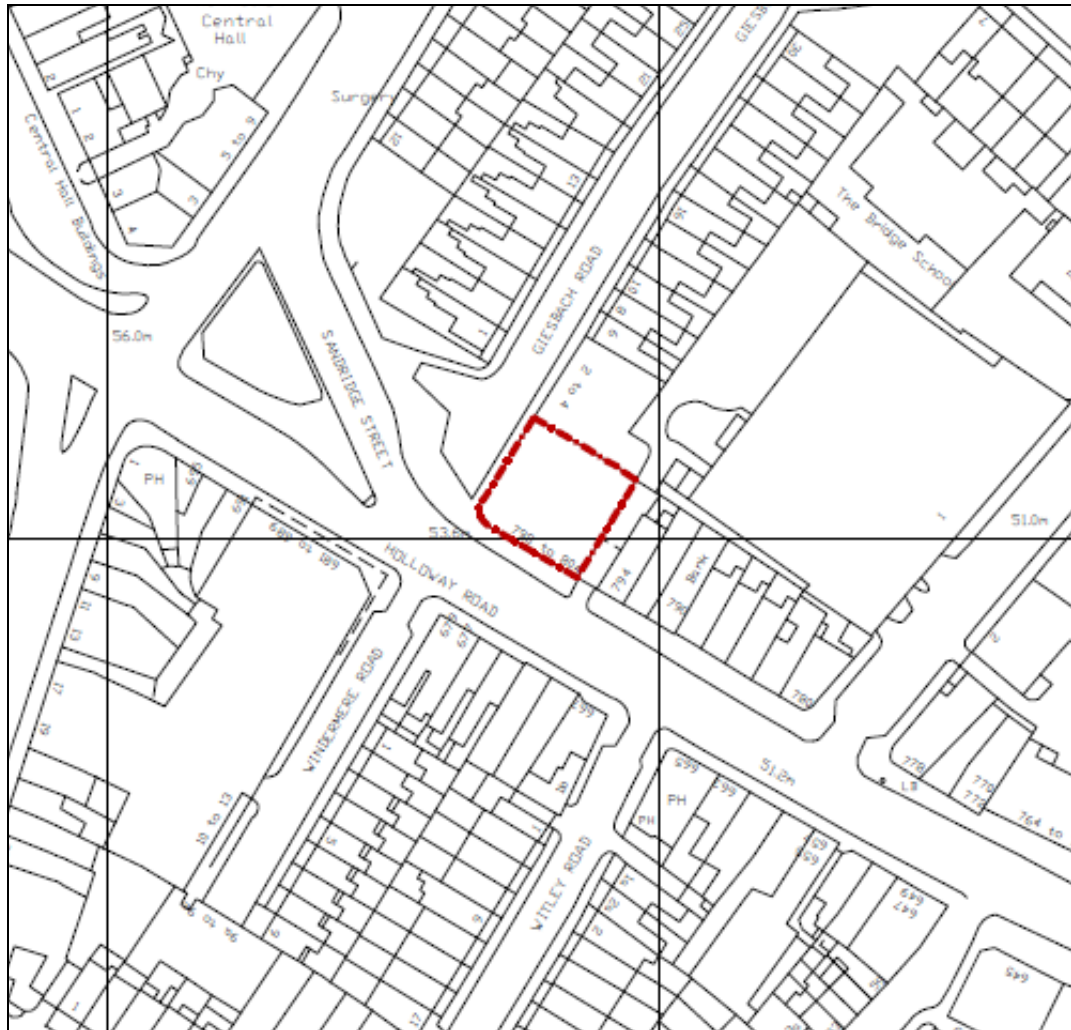
Case Officer	Krystyna Williams
Applicant	TBS Brighton Developments Ltd
Agent	Metropolis Planning & Design - Mr Amir Aramfar

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. subject to completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2. SITE PLAN (SITE OUTLINED IN BLACK)



3. PHOTOS OF SITE/STREET



Image 1: Aerial Photograph of the application site.



Image 2: Front elevation of the application site fronting onto Holloway Road.



Image 3: Existing side elevation along Giesbach Road.

4. Summary

- 4.1 Full planning permission is sought for the demolition of the existing buildings and redevelopment of the site to provide a part three, part four storey mixed use building comprising 345sqm A1 retail floorspace at ground floor and no.9 (C3) residential units at first, second and third floors (4x1 beds, 4x2 beds, 1x3 bed), with associated amenity space and cycle storage.
- 4.2 The application site comprises a three storey building located in a prominent location at the corner of Holloway Road and Giesbach Road. The buildings encompass four commercial units which at some point have been combined to form one ground floor unit. The upper floors were historically residential with additional ancillary commercial space. The residential element of the building is agreed as its lawful use and subsequently the uplift in residential units at the site is five (total of 9 proposed units). The site is currently vacant except for a caretaker/security personnel who resides on site.
- 4.3 The host building is not locally or statutorily listed, nor is it located within a designated conservation area. The building is not considered to have any historic interest and the principle of demolition is not resisted, subject to the bulk, mass and design, including the detail and materials of the proposed development being of a high quality. The retail use at ground floor is consistent with planning policy, the site being situated within Archway Town Centre and forming part of the Archway Primary Retail Frontage. The uplift in residential units at the site is supported.
- 4.5 The design, layout, scale and massing of the proposed development are generally considered to be acceptable.
- 4.6 In addition to amendments to the external appearance the height has been significantly reduced since the initial pre-application. The height of the

proposed building has been determined in part by the adjoining buildings along Holloway Road but also taking into consideration to adjoining residential use at Giesbach Road. The building volume to the rear of the site, where it adjoins No. 2 Giesbach Road, has been amended in an attempt to improve the relationship with the neighbouring terrace. In addition, the proposed building will be set away from the boundary with No. 2 Giesbach Road at the front elevation and be separated by a courtyard space. This courtyard removes the bulk and height of the proposed building away from the lower lying residential units at Giesbach Road.

- 4.7 The impact of the development on neighbours has been considered in detail. A daylight and sunlight report has been undertaken to fully assess the impact of the proposed development on the daylight and sunlight received by surrounding dwellings. All windows analysed would meet the vertical sky component criteria within the BRE guidelines. The result of the BRE analysis shows that all windows meet the BRE guidelines for sunlight provision and there is no unacceptable loss.
- 4.8 The impact of the development on neighbours has been considered and it is concluded that the proposed development would not unacceptably harm the amenity of adjoining residential properties.
- 4.9 The quality and sustainability of the resulting scheme is acceptable, complying with the minimum internal space standards required by the London Plan and Mayor's Housing SPG (Nov, 2012). The proposed development provides an acceptable mix of unit sizes.
- 4.10 There are two areas available on-street for servicing activity. Holloway Road is a Red Route, however there is a single red line on the site frontage where loading/unloading is permitted for a maximum duration of 20 minutes between 10am and 4pm. There is also a single yellow line on Giesbach Road, outside the site frontage, which is currently has been used by the most recent occupiers for servicing, loading and unloading. This arrangement remains acceptable subject to vehicle size and delivery/servicing times which will be controlled by condition.
- 4.11 Private amenity space is provided in accordance with the Council's requirements. It is proposed that the new build dwellings would be constructed to meet Level 4 of the Code for Sustainable Homes and would be car free.
- 4.12 In summary, the proposal is considered to be acceptable and to be broadly in accordance with the Development Plan policies.

5. SITE AND SURROUNDING

- 5.1 The application site is located on the north eastern side of Holloway Road in a prominent corner location where Giesbach Street joins Holloway Road. The site comprises buildings that are three storeys in height and extend across four commercial units with frontages onto Holloway Road.

- 5.2 The site is bound by Holloway Road to the southwest, Giesbach Road to the northwest, No.2 Giesbach Road to the northeast, and No.796 Holloway Road to the southeast.
- 5.3 The site lies within the Archway Town Centre, Archway Primary Retail Frontage and the Archway Development Framework Area.
- 5.4 The surrounding area is mixed in character and appearance with a strong prevalence of commercial units, predominantly fast food outlets in the immediate vicinity, at ground floor with residential above along Holloway Road. Giesbach Street and other secondary roads feeding off Holloway Road comprise residential use.
- 5.5 The buildings which it is proposed to demolish are not listed and the site is not located within a Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 Full planning permission is sought for the demolition of the existing buildings and redevelopment of the site to provide a part three, part four storey mixed use building comprising 345sqm A1 retail floorspace at ground floor and no.9 (C3) residential units at first, second and third floors (4x1 beds, 4x2 beds, 1x3 bed), with associated amenity space and cycle storage.
- 6.2 The layout of the building will comprise the following:
- Bicycle and disability tricycle storage space at basement level;
 - 343sqm retail (Use Class A1) at ground floor
 - 2 x 1 bedroom/2 person units and 2 x 2 bedroom/4 person units located at first floor;
 - 2 x 1 bedroom/2 person units and 2 x 2 bedroom/4 person units at second floor;
 - 1 x 3 bedroom/5 person unit located at third floor.
- 6.3 The ground floor commercial unit will be accessed via Holloway Road and the residential units via a secure, gated courtyard entrance off Giesbach Road via a passageway running alongside No. 2 Giesbach Road. The residential units will have access of a central shared staircase and lift serving all floors. All levels will have level access from street level.
- 6.4 Each of the 9 no. residential units will benefit from private amenity space in the form of balconies and winter gardens at first, second and third floors.
- 6.5 Bin stores for the residential units are located adjacent to the residential access at ground floor level. Cycle and disability tricycle spaces are provided

at basement level with level access via the proposed internal lift serving all floors.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P2014/2101/FUL** - Demolition of existing buildings and redevelopment of the site to provide a four storey mixed use building comprising 345sqm A1 retail floor space at ground floor and no.9 (C3) residential units at first second and third floors (4x 1 beds, 4x 2 beds, 1x 3 bed), with associated amenity space and cycle storage. Withdrawn by agent on 05/08/2014.

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 **P2014/3220/MIN** – a pre-application meeting was held on the 2nd September 2014 during which the proposal was discussed.
- 7.4 This is a revised application following the withdrawal of a previous planning application (ref: P2014/2101/FUL) and a subsequent pre-application meeting. The proposals have been amended since the previous withdrawn application and pre-application. The main amendments were to address the external appearance and detailing of the proposed building. The amendments adequately address the previously raised concerns and the external appearance of the building is considered acceptable subject to conditions.
- 7.5 **P2014/0552/MJR** - Pre-application advice was provided in July 2014 when the proposed scheme was a 6 storey proposal assigned as a major planning application.

8. CONSULTATION

Public Consultation

- 8.1 A total of 54 letters were sent to occupants of adjoining and nearby properties dated 23/10/2014. Letters were sent to No's 1-7 Giesbach Road, 10-13 Windermere Road, 669-689(odds) Holloway Road and 790-804 (evens) Holloway Road, 1 & New Rover College, Elthorne Road. A site notice was displayed and a press advert was published on 30/10/2014.
- 8.2 18 letters of objection have been received from the public with regard to the application. There have also been three letters of support received. The grounds of objection raised are as follows (with the paragraph that provides response to each issue indicated in brackets).
- Loss of sunlight and daylight (See Paragraphs 10.22 - 10.24);
 - Overlooking / loss of privacy (See Paragraphs 10.29 – 10.35);

- Security threats as there will be access to the roof of adjoining residential properties at Giesbach Road (See Paragraph 10.52);
- Disturbance as a result of commercial deliveries (See Paragraph 10.45);
- Detrimental visual impact (See Paragraphs 10.6 – 10.17);
- Unacceptable form of development in setting of locally listed building and facing the St John's Conservation Area (See Paragraphs 10.15);
- Height of the proposed development (See paragraphs 10.11);
- Overshadowing to existing PV Solar panels at No. 2 Giesbach Road (See Paragraphs 10.27-10.28);
- Disruption and noise during construction works (See Paragraphs 10.53);
- Parking issues presented by a retail unit (See Paragraph 10.46);
- Loss of existing building (See paragraph 10.7); and

8.3 Better Archway Forum have raised the following objections:

- Impact adversely on character and appearance of conservation area (See Paragraphs 10.15)
- Impact on the setting of distant listed and nearby locally listed buildings (See Paragraphs 10.15)
- Impact adversely on the coherence of Upper Holloway Road (See Paragraph 10.6-10.17)
- Overlooking of private amenity space (see Paragraphs 10.29 – 10.35)
- Loss of retail and no affordable housing (See Paragraphs 10.1-10.5 and 10.48-10.51).

8.4 There have also been three letters from members, Councillor Burgess, Councillor Nicholls and Councillor MakarauSchwartz.

8.5 In addition to the concerns raised by residents in paragraph 8.2, Councillor Burgess' and Councillor Nicholas' letters of objection raises the following additional concerns:

- Loss of view of existing butterfly roofline along the terrace (See paragraph 10.16);
- Additional traffic and construction in the area (See paragraph 10.53).

External Consultees

8.3 TfL – No comments provided.

Internal Consultees

8.4 **Design and Conservation:** No objection to the revised scheme subject to conditions.

8.5 **Access and Inclusive Design:** Approve subject to conditions.

8.6 **Acoustic Officer:** Approve subject to conditions.

8.7 **Energy Conservation Officer:** No objection to the proposed development.

8.8 **Transport & Highways:** Concerned with the proposed number and size of vehicles to use Giesbach Road. Cycle spaces should be in accordance with DM Policies (1 space per bedroom and one space per 60sqm of retail floorspace). Conditions are recommended to restrict the location for servicing vehicles, vehicle sizes and service times.

8.9 **Planning Policy:** No objection to the proposed development.

8.10 **Licensing:** The retail on ground floor will require licences if they sell alcohol, provide entertainment or late night food or provide gambling facilities or special treatments such as beauty, nail bars etc.

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 and the supporting NPPG are material considerations and have 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, The 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 SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

The main issues arising from this proposal relate to:

- Land Use;
- Design and Appearance;
- Neighbouring amenity impacts;
- Quality of resulting accommodation and Dwelling Mix;
- Daylight/Sunlight;
- Highways & Transportation.

Land Use

- 10.1 The site is located within the Archway Core Strategy Key Area, Archway Town Centre and Archway Primary Retail Frontage. The application site is located on the north eastern side of Holloway Road in close proximity to the Archway gyratory and Archway underground station.
- 10.2 The ground floor at the site has most recently operated by 'Thomas Bros', a hardware retail store in A1 use (now vacant). The upper floors are demonstrated to have been historically in residential use (4 no. units). The proposal seeks to retain 345sqm of A1 retail space at ground floor and uplift in residential units above (total of 9 units in total).
- 10.3 The Council seeks to promote main Town Centre uses in a manner which complements and enhances the vitality, viability and character of Town Centres within Islington and neighbouring boroughs. The retail use at ground floor is in accordance with DM4.4 (Promoting Islington's Town Centre).
- 10.4 The site forms part of a primary retail frontage. Islington's Development Management Policies 2013 notes that the greatest concentration of shops (A1 retail use), attract the greatest number of customers and underpin the vitality and viability of the Town Centre. Retail should remain the principal and dominant land use within these areas. The proposal seeks to revitalize the area through the re-use of the vacant ground floor unit as A1 retail floorspace. This is supported as it will maintain a continuous retail frontage in accordance with DM4.5 (Primary and Secondary Frontages).
- 10.5 The upper floors will comprise of 9 no. residential units. The principle of residential use at the site is acceptable. The surrounding area is mixed in use, Giesbach Road being residential and the upper floors along this section of Holloway Road also being in residential use.

Design and Appearance

- 10.6 The Islington Urban Design Guide states that new buildings should reinforce the character of an area by creating an appropriate and durable fit that harmonises with their setting. New building should create a scale and form of development that is appropriate in relation to the existing built form so that it provides a consistent / coherent setting for the space or street that it defines.
- 10.7 The building is not located within a conservation area and there is no policy basis for its retention. The site is not locally or statutorily listed. The demolition of the building is therefore not resisted.
- 10.8 The scheme has been subject to pre-application advice in September 2014. The site is surrounded by buildings along Holloway Road of a generally consistent building height and detailing. The proposal has been revised since the initial submission to amend the external appearance of the proposed building. The front elevation has been amended to comprise a more vertical emphasis in the window design with the intention of retaining the appearance that the building is split into four separate units. The roof addition has been amended to provide a chamfered corner and also now sits comfortably and compliments the three storeys below.
- 10.9 The building is proposed to be finished in grey brick at ground floor level and buff stock brick at upper levels. The roof extension will be glazed to provide a lightweight and contemporary addition. The material palette is generally acceptable however the Design and Conservation Officer has recommended conditions to secure the use of a more contextual blue engineering brick at ground floor and yellow stock brick at upper floors. In addition, all windows should be a dark bronze or dark grey colour.
- 10.10 Consistent fenestration patterns are a part of the character and appearance of the locality. The proposed building, following the submission of amended drawings, is considered to sit comfortably within its context taking influence from the adjoining three storey building along this section of Holloway Road, in accordance with Islington's Plan for Archway, Core Strategy policy CS1.
- 10.11 The proposed three storey building follows the established building line of Holloway Road and is acceptable. The addition of a glazed, contemporary roof addition that is set back from the parapet is acceptable in this prominent corner location where the building height can often be higher than the surroundings. The building line then steps down towards the residential properties along Giesbach Road. This is in part to ensure there is no harmful loss of light, and in part to accommodate a pedestrian courtyard adjoining No. 2 Giesbach Road to facilitate access to the residential element of the proposed scheme. The courtyard also provides a visual gap between the proposed building and the adjoining residential properties along Giesbach Road. The courtyard will include the screened refuse bins and will be secured with a key pad entry system for residents.

- 10.12 A number of winter gardens and balconies are proposed to provide private amenity space to each of the residential units. Details of balustrade and glazing treatment will be secured by condition.
- 10.13 The ground floor of the development will serve the A1 retail unit. The front and side elevation will be predominantly glazed. The glazing will be divided by a number of appropriately placed pilasters. Additional pilasters have been included in the design in order to reduce the horizontality of the ground floor and ensure the appearance of the ground floor unit compliments the existing context along Holloway Road and also ties in with the upper floors at the site. The proposed shopfront is considered to present an acceptable vertical design which aligns with the historic plot widths.
- 10.14 The design of the shopfront openings is intended to allow for signage to be incorporated within the opening either behind the glazing or integral to the glazing system.
- 10.15 Objection has been raised the proposal representing an unacceptable form of development in setting of locally listed building and facing the St John's Conservation Area. There are no listed buildings, locally listed or statutorily listed, within the immediate surrounding and the development would not impact the St John's Grove Conservation Area which is not directly adjoining or opposite the site (located 40 metres west of the site).
- 10.16 Concern has been raised that the proposed development would result in the loss of views of the existing rear butterfly roofline along Holloway Road. The letter of objection makes reference to a planning application at No. 794 Holloway Road (ref: P040161) for the formation of a mansard roof. This application was refused in part due to the property being located within a terrace which none of the properties has a third floor extension visible from Holloway Road. The formation of a new mansard storey on the application premises was considered unsympathetic to the building and the appearance of the wider terrace. In this instance however, the demolition of the application building is not resisted and there is no policy which specifically protects views of the existing butterfly roofline of neighbouring properties.
- 10.17 The proposal is considered to be in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, Policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013.

Neighbouring Amenity

- 10.18 The application site is located on the north eastern side of Holloway Road. The site is bound by Holloway Road to the southwest, Giesbach Road to the northwest, No.2 Giesbach Road to the northeast, and No.796 Holloway Road to the southeast.
- 10.19 The surrounding area is mixed in character and use with predominately commercial units at ground floor and residential above along Holloway Road and residential use along the surrounding secondary roads such as Giesbach Road. Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy, loss of light, sense of enclosure and outlook.

Sunlight and Daylight

- 10.20 The proposed redevelopment has been designed considering the constraints of the site such as the impact on the surrounding properties in terms of its design and the potential impact on daylight and sunlight. The proposed building height steps down along Giesbach Road to ensure there is no harmful loss of light to surrounding residents.
- 10.21 There have been 18 objections to the proposed development. Concern has been expressed insofar as loss of light to surrounding residential properties in terms of its impact upon habitable room windows. The adjoining neighbour has also raised concerns about the potential upon their PV solar panels. A daylight and sunlight study has been submitted in support of this application. Windows of relevant adjoining residential properties at Giesbach Road and Holloway Road are discussed within the submitted daylight and sunlight report (namely windows SP01 – SP05). A series of shadow diagrams have also been submitted by the adjoining neighbour at No. 2 Giesbach Road along with the analysis of the impact upon their PV solar panels.

Daylight

- 10.22 The most sensitive windows were tested against standard BRE guidance and are discussed within the independent daylight and sunlight assessment. Loss of daylight calculations were performed for the windows which have the greatest potential to experience impact. These being the ground floor front bay window at No. 1 Giesbach Road (SP01), a rear window at 796 Holloway Road (SP02), a first floor window at 667-679 Holloway Road (SP03), and a rooflight (SP04) and rear window/door (SP05) at No. 2 Giesbach Road. Both the rooflight and rear window/door at No. 2 Giesbach serve the same, open-plan room.
- 10.23 All windows analysed meet the Vertical Sky Component criteria within the BRE guidelines. The BRE guidelines also set out the use of a further assessment, that of Daylight Distribution (assessed using the No Sky-Line test). This however can only be readily applied to windows which directly face the sites of which there are none. That said is it clear to see from simple

geometry that the view of the sky from the skylights in the adjoining properties would continue to be significantly better than an average windows located in any horizontal elevation. In understanding the impact upon the immediate neighbour it is also important to understand that the immediate neighbouring at No.2 Giesbach Road has a combination of windows at the rear of the property, 5 skylight in the north east facing roof slope along with the single rooflight in the south west roof slope facing the site. All of these skylights serve the upper floor of No. 2 Giesbach Road which comprises an open plan kitchen/dining space. Therefore, light penetrating any of these skylights will provide natural daylight to the open plan, upper floor space at this property. Further, this open plan space is served by a door/windows to the rear facing elevation providing additional daylight. Under these circumstances the proposed scheme does not result in an unacceptable loss of daylight to surrounding properties.

Sunlight

- 10.24 The BRE test for Sunlight provision to existing properties is only considered for windows that face within 90 degrees of due south. The guidelines seek an annual sunlight probability of 370 hours (25% of total ASP) of which 75 hours (5%) are in winter months. Sunlight provision to windows at No. 796 Holloway Road (SP02) and opposite at 677-697 Holloway Road (SP03) is not an issue since they face northwards and these subsequently did not need to be tested. The windows at No. 2 Giesbach Road (SP04 and SP05) and the window at No. 1 Giesbach Road (SP01) were tested.
- 10.25 The Daylight and Sunlight report concludes that each of the tested windows, SP01, SP04 & SP05, achieve more than the suggested annual sunlight probability values (ASP >25 % (5%WM). Subsequently, the result of the BRE analysis shows that all windows meet the BRE guidelines for sunlight provision and there is no unacceptable loss.
- 10.26 The adjoining neighbour has submitted a series of shadow diagrams illustrating how the sunlight currently moves across the roof slope and compares the shadows cast currently and the potential patterns if the development was approved. However, on the basis of the submitted daylight and sunlight report, there would be no sound reason to refuse the scheme on this basis as the result of the BRE analysis shows that all windows meet the BRE guidelines for sunlight provision and there is no unacceptable loss.

Impact upon PV Solar Panels

- 10.27 Insofar as any potential overshadowing to existing PV Solar panels at No. 2 Giesbach Road, Development Management Policy DM2.1 requires that for a development proposal to be acceptable it is required to 'not unduly prejudice the satisfactory development or operation of adjoining land and/or the development of the surrounding area as a whole' (Part A xi). Section 2.16 of the supporting text of the policy goes on to state that considerations include those that do not relate to amenity, such as impacts on renewable or low carbon energy supply i.e. by detrimentally overshadowing solar panels.

10.28 This issue must be viewed on balance and take into account the development potential of the site. Policy DM2.1 xi states that the development of one site should not unduly prejudice the satisfactory development of adjoining land. This however applies both ways across a boundary and the placing of PV solar panels in close proximity to a shared boundary should not prejudice the satisfactory development of an adjoining site. It is important to consider the wider public benefits that the scheme brings forward i.e. provision of housing, improvements in design and provision of A1 retail floorspace at ground floor. On consideration there does not appear to be a more suitable location for the PV solar panels on the rooftop at No. 2 Giesbach Road due to the existing rooflights on both roof pitches. On balance however, it is considered that the location of the PV solar panels in situ should not be reason to prejudice the redevelopment of the adjoining site.

Privacy, Overlooking and outlook

10.29 The front elevation of the development, which is south westerly facing, fronts onto Holloway Road. The buildings opposite are located on the opposite side of Holloway Road and there is no loss of privacy/overlooking concerns to this frontage.

10.30 The south easterly, side elevation of the proposed building will face onto the rear elevations of No's 796-792 Holloway Road. The proposed drawings show windows at the application site on this SE elevation at first, second and third floors serving bedrooms, bathrooms, a living room and a hallway. However, there are no windows in the rear elevations of the properties along this section of Holloway Road which face the application site, and subsequently there would not be any increased overlooking or loss of privacy to existing or future occupiers.

10.31 There are no buildings directly opposite the north western elevation of the application site, and therefore there will be no privacy/overlooking issues to this elevation.

10.32 There are proposed windows on the north eastern elevation of the proposed building serving living rooms at first and second floor. There is one rooflight at adjoining residential property, No. 2 Giesbach Road, however this is located adjacent the blank elevation wall of the proposal and subsequently there would not be any loss of privacy or overlooking to this rooflight. There is a balcony proposed at second floor level. Again, this is set further forward than the existing rooflight at No. 2 Giesbach Road and would therefore not afford views of the rooflight to lead to overlooking.

10.33 Amended third floor plans have been submitted to omit the north eastern section of roof terrace to overcome potential overlooking from the terrace to neighbouring residential properties, namely No. 2 Giesbach Road.

10.34 Objection has also been raised that the proposed development results in a loss of outlook to residential properties at Giesbach Road. The proposal has been amended following the previous withdrawn scheme, so that the rear building

line aligns with the rear elevation of No. 2 Giesbach Road. This amendment has been undertaken in an attempt to overcome adjoining residents concerns regarding outlook and sense of enclosure. In addition, there is a courtyard stretching 8 metres along the boundary with No. 2 Giesbach Road. The proposed building abuts the shared boundary for a distance of 9.8 metres with a height of 1.8 metre higher than the highest part of the roof at No. 2 Giesbach Road (and 2.8 metres above the front parapet at No. 2 Giesbach Road). This proposed courtyard not only acts to reduce the overall bulk of the building when viewed from Giesbach Road, it also reduces perceived sense of enclosure to occupiers of No. 2 and No.4 Giesbach Road.

- 10.35 There is not considered to be any adverse material impact on residential amenity in terms of loss of light, loss of privacy, sense of enclosure or overlooking to the neighbouring habitable rooms windows as a result of the proposed development.

Noise

- 10.36 The Pollution team have requested a number of conditions should permission be granted. The demolition and construction periods are generally responsible for the most disruptive impacts affecting residential amenity and this issue has been raised by an objector. A condition requiring the submission of a Construction & Demolition Logistics Plan including hours of work has been included as part of the recommendation, in order to mitigate and reduce the impacts of demolition and construction. A condition is recommended to ensure appropriate sound insulation is installed to the lift shaft to secure an appropriate future residential environment.

Quality of Resulting Residential Accommodation and Dwelling Mix

- 10.37 The National Planning Policy Framework acknowledges the importance of planning positively for high quality and inclusive design for all development, and requires the boroughs to deliver a wide choice of quality homes. The London Plan (2011) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality.
- 10.38 Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the Borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes. The size mix of 4 x 1 beds, 4 x 2 beds, and 1 x 3 bedroom units is acceptable.
- 10.39 The proposed residential units all exceed the required internal space standards and are therefore in compliance with local and national standards: the one bedroom units measuring between 50sqm and 52.8sqm, the two bedroom units measuring 74.9sqm and 77.2sqm and the three bedroom unit measuring 103sqm.

- 10.40 Each of the proposed units offers dual aspect living arrangements, hence achieving the maximum amount of natural light and ventilation through the building. In summary, it is considered that all proposed residential units would benefit from acceptable levels of natural light and outlook that is acceptable and suitable to the residential accommodation. This is in accordance with policy DM3.4 (Housing Standards).
- 10.41 Outdoor amenity space has been provided for each of the units in the form of either winter gardens or balconies/roof terraces. Given the urban location of the application site, the proposed amenity space is considered acceptable. Islington's Development Management Policy DM3.5 requires private amenity space on upper floors to be a minimum of 5sqm. The proposed amenity space is in accordance with the requirements of policy DM3.5 (Private Amenity Space) of the Islington Development Management Policies.
- 10.42 Each floor of the proposed building will have level access from the street. There is access to a central lift which serves basement, ground, first, second and third floors. This is all supported by the Council's Inclusive Design and Access Officer.
- 10.43 The commitment to achieve Level 4 of the Code for Sustainable Homes (CfSH) for the new residential properties would accord with the requirements of policy 5.1 of the London Plan 2011 and policies DM7.2B and DM7.4B of the Development Management Policies June 2013). It is recommended that this commitment is secured by way of condition.

Highways and Transportation

- 10.44 The development would be car free, as required by Core Strategy Policy CS10 and as per a condition to the application, which restricts future of occupiers of both the office space and residential units, from obtaining a resident's permit. This will ensure adequate provision of spaces for existing users.
- 10.45 Concern has been expressed regarding the number and size of vehicles using Giesbach Road. The servicing note states that the majority of deliveries would be accommodated on this residential cul-de-sac, and vehicles would include large refuse vehicles, small articulated vehicles (10.7 metres long), and a 7.5 tonne box van. It is considered this approach would have an unacceptable impact upon the amenity of the residents of Giesbach Road. It is therefore recommended that no vehicles larger than 'transit size' are to use Giesbach Road. All vehicles above this size/weight are to use the loading bay provided on Holloway Road (to the south of the site by approx. 15m). It should be noted that loading is only permitted for 20 minutes between the hours of 10am-4pm (TfL time restriction). The submission of a revised deliveries and servicing plan outlining arrangements shall be conditioned to safeguard surrounding residential amenity.
- 10.46 Objection has been raised about increased parking as a result of a retail unit at the site. There is no designated parking proposed as part of this application and users of the retail unit would use existing parking spaces and/or public

transport. This would be consistent with the users of surrounding retail units in this area.

- 10.47 Cycle storage is provided at basement level. In order to comply with the requirements set out in Appendix 6 of the Development Management Policies, 17 cycle spaces are required (1 space per bedroom and 1 space per 60sqm of retail space).

Affordable Housing and Financial Viability

- 10.48 The proposal is a minor application for nine residential dwellings, which is below the affordable housing threshold of ten units (policies 3.13 of the London Plan and CS12G of Islington's Core Strategy).
- 10.49 The applicant has agreed to pay the full affordable housing and small sites contribution of £250,000 (£50,000 per new unit) for the uplift at five residential units at the site.
- 10.50 The applicant has agreed to the small sites contributions policy in regard to both the off site affordable housing provision and the environmental off-set contribution of £5,000 (£1,000 per unit) and the unilateral agreement has been signed.
- 10.51 If granted planning permission, the development would be subject to the requirement of a Mayoral and Islington CIL payment that would be payable on commencement of the development.

Other issues

- 10.52 Objection has been raised that the proposed development would give rise to security threats as there will be access to the roof of adjoining residential properties at Giesbach Road. This has been considered and it is not considered that the proposed development would pose a security threat.
- 10.53 Objection has also been raised regarding the proposed development exacerbating the already high level of construction traffic and works within the Archway area. This would not be a material consideration in the determination of a planning application, although the Council does control hours of building works to safeguard surrounding residential amenity. An informative to this effect is included below.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.
- 11.12 The proposal is considered to present significant design improvements, providing a new development which is in keeping with the surrounding area and provides much needed residential units and the re-provision of retail

floorspace at ground floor with primary frontage onto Holloway Road. The proposal will revitalise the site and provide vibrancy to the area, all of which are seen as public benefits which outweigh any harm to the efficiency of the PV panels at No. 2 Giesbach Road. Accordingly the development is considered to be sustainable development in terms of the NPPF and is therefore recommended for approval subject to conditions and a Section 106 agreement.

Conclusion

11.2 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms 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 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:

A CONTRIBUTION OF £250,000 TOWARDS AFFORDABLE HOUSING WITHIN THE BOROUGH.

A CONTRIBUTION OF £5,000 TOWARDS CARBON OFFSETTING.

RECOMMENDATION B

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

List of Conditions:

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	<p>Approved plans list</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Map; Dwg No's: 1338-D1099-rev00; 1338-D1100-rev00; 1338-D1101-rev00; 1338-D1102-rev00; 1338-D1700-rev00; 1338-D1701-rev00; 1338-D1702-rev00; 1338-D1703-rev00; 1338-D1720-rev00; 1338-D7099-rev02; 1338-D7100-rev01; 1338-D7101-rev01; 1338-D7102-rev01; 1338-D7103-rev02; 1338-D7104-rev01; 1338-D7200-rev01; 1338-D7201-rev01; 1338-D7300-rev00; 1338-D7702-rev01; 1338-D7703-rev01; 1338-D7704-rev01; 1338-D7700-rev01; 1338-D7701-rev01; 1322-D7750-rev01; 1338-D7751-rev01; D7810-rev00; 1338-D7800-rev00; Planning Statement On behalf of TPS Brighton Developments Ltd dated 22/09/2014 Ref: 2544; Design & Access Statement dated Sept 2014; Daylight and Sunlight Analysis ref: 1514-01-02(03) dated 5th December 2014; Service Management Plan By YES Engineering Limited dated 23rd May 2014; Energy and Sustainability Statement Ref: 1338.1 dated 12/09/2014; Acoustic Assessment by Bickerdike Allen Partners ref: A9760-R01-JM dated 9th May 2014;</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	<p>Construction Environmental Management Plan</p> <p>A Construction Environmental Management Plan assessing the 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. The report shall assess impacts during the construction 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 therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to safeguard local residential amenity and mitigate the impacts of the development.</p>
4	<p>Materials and Samples</p> <p>MATERIALS (DETAILS): Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) solid brickwork (including brick panels and mortar courses) b) window treatment (including sections and reveals); c) ceramic tiles to front and rear elevations; d) balustrading treatment (including sections); e) balcony/winter garden screening; f) timber deck to residential courtyard; g) stone band detail; h) opaque glazed panel to rooftop extension; i) grey metal cladding to rooftop extension; j) grey painted metal entrance gates;

	<p>k) any other materials to be used.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
5	Car Free Housing
	<p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except :</p> <p>(1) In the case of disabled persons;</p> <p>(2) In the case of units designated in this planning permission as "non car free"; or</p> <p>(3) 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: In the interests of sustainability and in accordance with the Council's policy of car free housing.</p>
6	Code for Sustainable Homes
	<p>CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
7	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 Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
8	Cycle Parking Provision (Compliance)
	<p>CONDITION: The bicycle storage area(s) shown on drawing No. 1338-D7099-rev02 hereby approved, shall be secure and provide for no less than 17 bicycle spaces and disability tricycle space shall be provided prior to the first occupation of the development hereby approved 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>

9	Waste Management
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. 1338-D7100-rev01 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>
10	Sound Insulation and Noise Control Measures
	<p>CONDITION: A scheme for sound insulation and noise control measures shall be implemented prior to the first occupation to ensure the following internal noise targets (in line with BS 8233:1999):</p> <ul style="list-style-type: none"> - Bedrooms (23.00-07.00 hrs) 30 dB L_{Aeq}, and 45 dB L_{max} (fast) - Living Rooms (07.00-23.00 hrs) 35 dB L_{Aeq}, - Kitchens, bathrooms, WC compartments and utility rooms (07.00 –23.00 hrs) 45 dB L_{Aeq} <p>The sound insulation and noise control measures shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To secure an appropriate internal residential environment.</p>
11	Design and Insulation of new plant
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq Tr}$ arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.</p> <p>REASON: To secure an appropriate internal residential environment.</p>
12	Sound Insulation
	<p>CONDITION: Full particulars and details of a scheme for sound insulation between the proposed retail and residential use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To secure an appropriate internal residential environment.</p>

13	List Installation
	<p>LIFTS: The lift serving all floors of the proposed development hereby approved shall be installed and operational prior to the first occupation of the residential dwellings hereby approved.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that adequate access is provided to the residential units at all floors.</p>
14	Lift Shaft Insulation
	<p>LIFT SHAFT INSULATION (COMPLIANCE): Prior to the first occupation of the residential accommodation hereby approved sound insulation shall be installed to the lift shaft sufficient to ensure that the noise level within the dwellings does not exceed NR25(L_{eq}) 23:00 - 07:00 (bedrooms) and NR30 (L_{eq}, 1hr) 07:00 - 23:00 (living rooms) and a level of +5NR on those levels for the hours of 07:00 - 23:00.</p> <p>REASON: To secure an appropriate future residential environment.</p>
15	Delivery and servicing plan
	<p>Condition: A Delivery and Servicing plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site.</p> <p>No vehicles larger than transit size are to use Giesbach Road. All vehicles above this size/weight are to use the loading bay provided on Holloway Road (to the south of the site by approx. 15m). It should be noted that loading is only permitted between the hours of 10am-4pm.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
16	Hours of Operation
	<p>HOURS OF OPERATION (COMPLIANCE): The ground and basement floor unit hereby approved shall not operate outside the hours of:</p> <p>07:30 - 23:00 (Monday - Friday) 09:00 - 23:00 (Saturday) 09:30 - 22:00 (Sundays and Bank Holidays)</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
17	Deliveries, collections and loading
	<p>CONDITION: Deliveries, collections, unloading, loading along Giesbach Road associated with the ground floor use shall only be between the following hours:</p> <p>Monday to Saturday - (08:00 - 20:00) Sundays/Bank Holidays - not at all</p> <p>REASON: To ensure that the resulting servicing arrangements are satisfactory in</p>

	terms of their impact on highway safety and the free-flow of traffic.
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List of Informatives:

1	Positive statement
	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. A pre-application advice service is also offered and encouraged. The LPA acted in a proactive manner offering suggested improvements to the scheme during the pre-application and planning application stages to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant or have been dealt with by condition. This resulted in a scheme those accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages.
2	CIL
	<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 London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and 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 payable on commencement of the development.</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 and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>
3	Hours of Construction
	<p>No building work shall be carried out at the site outside the following hours:</p> <ul style="list-style-type: none"> • 8am - 6pm, Monday to Friday; • 8am - 1pm, Saturday; and • no audible building works to be carried out on Sunday or public holidays

4	Sustainable Sourcing of Materials
	Materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.
4	Section 106
	SECTION 106 AGREEMENT: 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.
5	Thames Water
	<p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p> <p>With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer prior approval from Thames Water Developer Services will be required.</p>
6	Highways Requirements
	<p>Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. All agreements relating to the above need to be in place prior to works commencing.</p> <p>Compliance with section 174 of the Highways Act, 1980 - "Precautions to be taken by persons executing works in streets." Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing.</p> <p>Compliance with section 140A of the Highways Act, 1980 – "Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk.</p> <p>Compliance with sections 59 and 60 of the Highway Act, 1980 – "Recovery by highways authorities etc. of certain expenses incurred in maintaining highways". Haulage route to be agreed with streetworks officer. Contact streetworks@islington.gov.uk.</p>

Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk Approval of highways required and copy of findings and condition survey document to be sent to planning case officer for development in question.

Temporary crossover licenses to be acquired from streetworks@islington.gov.uk. Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place.

Highways re-instatement costing to be provided to recover expenses incurred for damage to the public highway directly by the build in accordance with sections 131 and 133 of the Highways Act, 1980.

Before works commence on the public highway planning applicant must provide Islington Council's Highways Service with six months notice to meet the requirements of the Traffic Management Act, 2004.

Development will ensure that all new statutory services are complete prior to footway and/or carriageway works commencing.

Works to the public highway will not commence until hoarding around the development has been removed. This is in accordance with current Health and Safety initiatives within contractual agreements with Islington Council's Highways contractors.

Alterations to road markings or parking layouts to be agreed with Islington Council Highways Service. Costs for the alterations of traffic management orders (TMO's) to be borne by developer.

All lighting works to be conducted by Islington Council Highways Lighting. Any proposed changes to lighting layout must meet the approval of Islington Council Highways Lighting. NOTE: All lighting works are to be undertaken by the PFI contractor not a nominee of the developer. Consideration should be taken to protect the existing lighting equipment within and around the development site. Any costs for repairing or replacing damaged equipment as a result of construction works will be the responsibility of the developer, remedial works will be implemented by Islington's public lighting at cost to the developer. Contact streetlights@islington.gov.uk

Any damage or blockages to drainage will be repaired at the cost of the developer. Works to be undertaken by Islington Council Highways Service. Section 100, Highways Act 1980.

Water will not be permitted to flow onto the public highway in accordance with Section 163, Highways Act 1980

Public highway footway cross falls will not be permitted to drain water onto private land or private drainage.

	<p>Regarding entrance levels, developers must take into account minimum kerb height of 100mm is required for the public highway. 15mm kerb height is required for crossover entrances.</p> <p>Overhang licenses are required for projections over the public highway. No projection should be below 2.4m in height in accordance with Section 178, Highways Act 1980.</p> <p>Compliance with Section 179, Highways Act 1980. "Control of construction of cellars etc under street".</p> <p>Compliance with Section 177 Highways Act 1980. "Restriction on construction of buildings over highways".</p>
7	Definitions
	<p>DEFINITIONS: (Definition of 'Superstructure' and 'Practical Completion') 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>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan polices 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

- | | |
|--|--|
| 1 Context and strategy
Policy 1.1 Delivering the strategic vision and objectives for London | 7 London’s living places and spaces
Policy 7.1 Building London’s neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology |
| 5 London’s response to climate change
Policy 5.3 Sustainable design and construction | |

B) Islington Core Strategy 2011

- Spatial Strategy
 - Policy CS8 (Enhancing Islington’s Character)

- Strategic Policies
 - Policy CS9 (Protecting and Enhancing Islington’s Built and Historic Environment)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design
DM2.2 Inclusive Design

Energy and Environmental Standards

DM7.4 Sustainable design standards

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

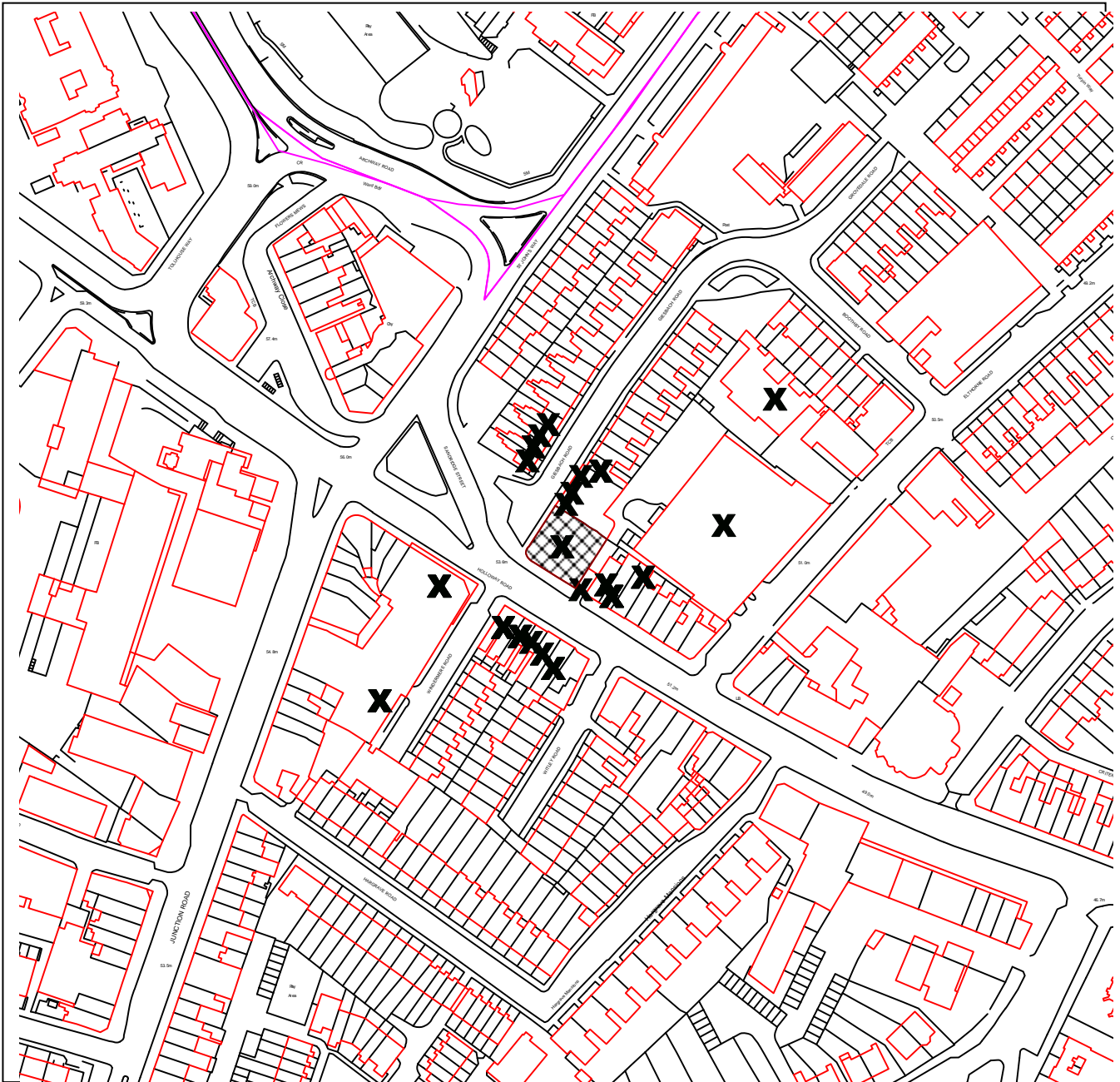
The following SPGs and/or SPDs are relevant:

- London Plan
- Sustainable Design & Construction

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/3815/FUL

LOCATION: 798 - 804 HOLLOWAY ROAD, LONDON N19 3JH

SCALE: 1:2200

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Islington Council, LA086452

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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 A		
Date:	3 rd March 2015	NON-EXEMPT

Application number	P2014/4545/FUL
Application type	Full Planning
Ward	Caledonian Ward
Listed building	Not listed
Conservation area	King's Cross Conservation Area
Development Plan Context	<ul style="list-style-type: none"> - Central Activities Zone (CAZ) - King's Cross and Pentonville Core Strategy Key Area - Employment Growth Area – Development Management Policies DM5.1, DM5.2 & DM5.4 - Mayors Protected Vista – Kenwood viewing gazebo to St. Pauls Cathedral - Local Cycle Route - Within 100m of a SRN Road - Within 50m of Regent's Canal West Conservation Area
Licensing Implications	n/a
Site Address	15 Crinan Street, London, N1 9SQ
Proposal	Construction of a roof extension to provide an additional floor of B1 (a) office space and plant area with associated air conditioning equipment. Replacement of existing windows with double glazed timber sash windows and new entrance at ground floor.

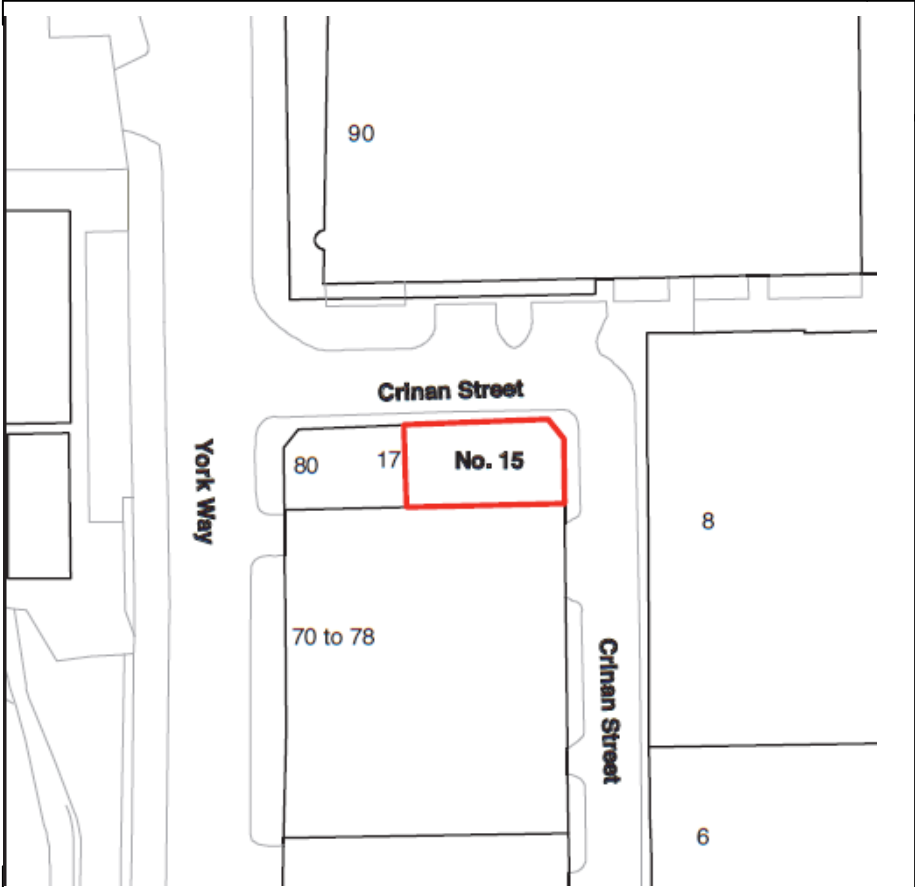
Case Officer	Emily Benedek
Applicant	PZR Ltd
Agent	Craig Slack – Turley Associates

1.0 RECOMMENDATION

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

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

2.0 SITE PLAN (site outlined in black)



3.0 PHOTOS OF SITE/STREET

Application site

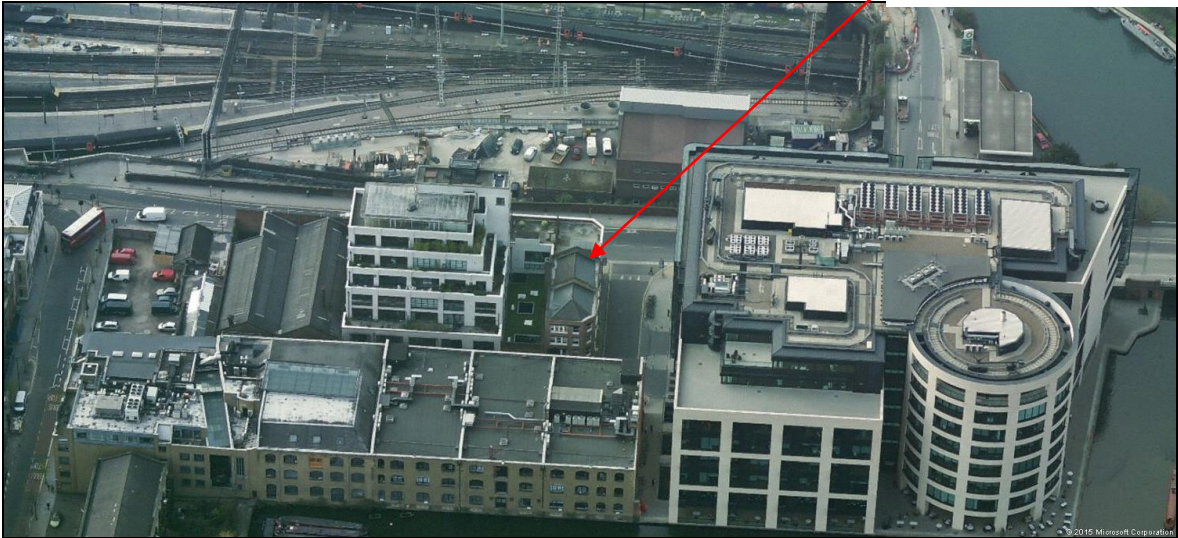


Image 1: Aerial view of street elevation



Image 2: View from Crinan Street



Image 3: View from Crinan Street



Image 4: Relationship between neighbouring building York Central and application site



Image 5: Relationship between application site and 90 York Way

4.0 SUMMARY

- 4.1 Planning permission is sought for the erection of a roof extension to provide an additional floor of B1 (a) office space (increase of 123 sq metres) and plant area with associated air conditioning equipment. Replacement of the main elevations existing windows with double glazed timber sash windows and new entrance at ground floor level.
- 4.2 The proposal would provide additional office space within the Central Activities Zone which is welcomed in land use terms within this highly central location. The proposed development is not considered to detract from the character and appearance of the application property or the conservation area as a whole. The development is considered to be acceptable in overall scale, height and massing with sufficient distances from nearby residential properties to not have a materially adverse impact upon adjoining neighbours amenity levels in terms of loss of daylight/sunlight, loss of outlook. Privacy and overlooking concerns and any undue increase in sense of enclosure.
- 4.3 The application is therefore recommended for approval with conditions.

5.0 SITE AND SURROUNDING

- 5.1 The site is located on the south-west side of Crinan Street and consists of an end-of-terrace property which is used for B1(a) purposes on the ground floor and upper floors. The property is four storeys in height over basement, with a flat roof.
- 5.2 The properties surrounding the site on Crinan Street comprise a mix of styles ranging from late Victorian industrial buildings c.1900 to art deco and modern buildings with large elements of glazing. These vary in height ranging from four to eight storeys. The neighbouring properties comprise a mix of uses including commercial and residential facilities.
- 5.3 The site is located within the King's Cross Conservation Area, however the building is not listed.

6.0 PROPOSAL (in Detail)

- 6.1 The proposal consists of the erection of a roof extension to provide an additional floor of B1 (a) office space (increase of 123 sq metres) and plant area with associated air conditioning equipment. Replacement of existing windows with double glazed timber sash windows and new entrance at ground floor.
- 6.2 The existing single glazed timber framed windows and doors on the ground floor north and east elevations will be replaced with double glazed timber framed windows and doors. The design and layout of the fenestration will remain unaltered from existing.
- 6.3 The proposed fourth floor roof extension will cover the majority of the existing roof and will measure a maximum of 17.85 metres in width, 7.75 metres in depth and 3.4 metres in height providing 123 m² of office space. The proposed extension will be set back by 1 metre on the north and east elevations and will follow the profile of the existing roof. The proposed extension will be predominantly glazed on the north and east elevations and the external surfaces of the roof extension will be clad with Reglit glass.

- 6.4 A new screened plant enclosure is also proposed on the roof of the fourth floor extension which will incorporate 5no. Condenser units. It is proposed that this enclosure will measure a maximum of 3.2 metres in depth, 6.5 in metres in width and 1.65 metres in height.
- 6.5 Amended plans were received on 4th February 2015 which altered the materials used for the external surfaces, removal of the previously proposed balcony at the fourth floor level and changed the profile of the roof on the east elevation.

7.0 RELEVANT HISTORY

Planning Applications

- 7.1 There is no relevant planning history in relation to the application site.
- 7.2 P2013/3202/FUL: 64-66 York Way, 68 York Way, 3 Crinan Street, (Formally known as 62-68 York Way) London N1 9AG: Approval of planning permission with conditions and legal agreement dated 27th June 2015 for the :

Demolition of existing building and redevelopment to provide a ground plus six storey building , (with two basement levels), comprising hotel use (Use Class C1) with up to 408 bedrooms and retail floorspace (Use Class A1-A3) at ground level together with associated facilities, plant, landscaping and servicing.

Pre-application Advice:

- 7.3 Q2014/1927/MIN – Introduction of additional accommodation through a single storey roof extension and creation of a small terrace facing the north and west. Proposed alterations to the ground floor frontage comprising of replacement of the existing windows with new double glazed timber sash windows. New plant equipment. The applicants were advised that the principle of a suitably designed roof extension would be acceptable subject to its final design and details provided to ensure that the development would not materially impact on the amenity levels of adjoining occupiers.

Enforcement:

- 7.4 No history.

8.0 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 64 adjoining and nearby properties at Crinan Street and York Way on 24th November 2014. A site notice was placed at the site and the application advertised in the Islington Gazette on 27th November 2014. The public consultation of the application therefore expired on 18th December 2014. Neighbours were re-consulted on amended plans on 6th February and the re-consultation period expires on 20th February. Any additional representations received will be reported at the committee. 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 eight responses 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):

- Loss of light (See paragraphs 10.12-10.13)
- Loss of privacy (See paragraphs 10.14-10.15)
- Noise and light pollution at night (See paragraphs 10.16)
- Cheap materials which would clash with the historical façade (See paragraphs 10.5)
- Plans inaccurate on the south elevation there are 8 original window openings but only 7 are shown on the plans (See paragraphs 6.2)
- Confirmation there are restricted hours when the offices will be used and when they must remain dark (See paragraphs 10.16)
- Loss of privacy and noise and disturbance from the terrace (See paragraphs 10.14)
- Why extend an existing building which is poorly maintained externally (See paragraphs 10.5)
- Noise and disturbance from building works (See paragraphs 8.3)
- Noise and disturbance from use (See paragraphs 10.17)

8.3 It must be noted that matters related to noise and disturbance in the construction process is not a material consideration in the planning assessment of this application. This is a matter that is covered by separate legislation including the Building Regulations and the Environment Protection Act.

Internal Consultees

8.4 Design and Conservation Officer: No objections to the proposal.

8.5 Acoustic Officer: Recommends condition relating to fixed plant noise limits.

External Consultees

8.6 None

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 and associated NPPG are material considerations and have 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 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:

- Land use
- Design and impact upon conservation area
- Neighbouring Amenity
- Noise and Vibration
- Accessibility
- Sustainability
- Refuse facilities

Land Use

- 10.2 The site is within an Employment Growth Area as identified in Development Management Policy DM5.1. This is a location which has been identified for its local or strategic economic potential or value. Policy CS13 encourages new business floorspace within the CAZ, while CS6 supports employment development within King's Cross which contributes to the use of land in order to meet the wider employment growth of the borough. The proposal will provide 123m² of B1 floorspace and the creation of additional B1 floorspace is welcomed and is considered to be acceptable.
- 10.3 As such, the principle of the development is acceptable subject to the assessment of the proposal in light of all other relevant policies, the site context and any other material planning considerations. The increase in the existing land use on the site would be compatible with the existing character of the surrounding conservation area in this central location.

Design and Impact Upon the Conservation Area

- 10.4 The application site consists of an end of terrace four storey property set within a row of terraced properties of mixed design. Whilst it is appreciated that some of the properties have been modernised in recent years, there is a clear vertical delineation formed by the alignment of windows in the front elevation, such that provides a uniform appearance to the street scene.
- 10.5 It is acknowledged that the property is currently in a poor state of repair, however, the proposed alterations are considered to improve the character and appearance of the property and its wider impact on the surrounding Conservation Area. The external materials of the roof extension have been altered from the originally submitted plans.

It was originally proposed that the external surfaces would comprise of zinc cladding, however, following concerns raised by the Design and Conservation officers regarding the suitability of the materials this has been changed to reglit glazing, which is considered to be more appropriate for the Conservation Area. This glazing finish would offer a lightweight finish and show a clear delineation between the existing lower floors of the host building and the new floor in this case which is considered to be visually appropriate in townscape terms. Suggested condition 3 will require approval of the final finishing materials of the development by the council to ensure the highest quality materials are selected for the development.

- 10.6 The proposal would introduce a new fourth floor. The proposed fourth floor extension, will be almost entirely glazed on the north and east elevations (with small amounts of Reglit glazing) and will comprise entirely of reglit glazing on the south elevation. This will minimise its impact on the street scene. The proposed roof extension will be one storey higher than the neighbouring property at 17 Crinan Street, four storey's lower than the residential block of flats to the south at 70-78 York Way and three storeys lower than 90 York Way located to the north of the application site. Within this context it is considered that the proposed additional floor harmonises with its context and is considered to fit into the wider context and built form along this section of Crinan Street and York Way.
- 10.7 The Conservation Area Design Guide (CADG) for King's Cross Conservation Area states that: *with refurbishment proposals which involve alterations or extensions, the original design and period of the building must be respected, including scale, roof and parapet lines, architectural style and material.* Although the fenestration at the ground floor level will be replaced, their size, siting and design will remain as existing. Aside from the new fourth floor rear extension, no external changes are proposed to the appearance of the property and the proposal is therefore considered to be in keeping with the character and appearance of the King's Cross Conservation Area.
- 10.8 The Council's Urban Design Guide (UDG, paragraph 2.3.3) states that: *the scale of a frontage can be further reduced by articulating the top floor as a recessive element and employing materials such as glass and steel with a lightweight appearance.*
- 10.9 The proposed fourth floor extension will be recessed back by 1 metre from the front building line along the Crinan Street frontage. Given the dense nature of the street and the large number of high rise buildings surrounding the application site the proposal will only be afford limited views from Crinan Street and York Way.
- 10.10 As such, it is considered that the proposed extensions would be subordinate to and integrate with the application property. Whilst some views of the extensions could be afforded between the properties on Crinan Street, these would be limited. Therefore, the proposed roof extension is not considered to result in any material harm to the conservation area and be in accordance with adopted guidance and Core Strategy policies CS9 & 12 and DM policies 2.1 & 2.3.

Neighbour Amenity

- 10.11 The neighbouring properties at 70-78 York Way and 90 York Way contain residential units with habitable windows facing the application site. The proposal would introduce a fourth floor level that would be predominantly glazed facing 90 York Way and 8 Crinan Street. However, reglit glazing has been introduced on the south elevation and there will be no windows facing directly onto 70-78 York Way.

- 10.12 It is noted that the immediate buildings due north and south of the site are used for residential purposes at the upper floor levels. A daylight/sunlight report attached with this application found that with regards to a daylight analysis, all the windows surveyed in 8 Crinan Street, 90 York Way, and 70-78 York Way would pass the Vertical Sky Component (VSC) test and daylight distribution test. The proposal therefore satisfies the BRE daylight requirements.
- 10.13 Furthermore, with regards to sunlight to windows, all windows which face within 90 degrees of due south were tested for direct sunlight. The daylight/sunlight report concluded that all the windows tested in 8 Crinan Street, 70-78 York Way and 90 York Way passed both the annual sunlight hours test and the winter sunlight hours tests. The proposed roof extension therefore complies with the BRE sunlight to windows requirement. Officers concur with the findings of this report.
- 10.14 The originally submitted plans proposed a roof terrace for office users on the front elevation facing 90 York Way. However, following concerns raised by planning officers regarding the appearance of the terrace this has been removed from the plans. It is also considered that the removal of the terrace will mitigate concerns raised by neighbouring residents regarding potential noise and disturbance and loss of privacy from future occupiers using the proposed roof terrace.
- 10.15 Concerns have been raised by neighbouring occupiers regarding loss of privacy. It is proposed that there will be a window to window distance of 16.5 metres between the application site and the neighbouring residential properties at No 90 York Way. The proposal will also be located 10.5 metres away from No 8 Crinan Street and will be a storey higher than this neighbouring property. Given the distances between the site and the fact the development will face these distances across a public highway in both instances it is not considered that the proposed development would result in overlooking or loss of privacy to the occupiers of these neighbouring residential units. The proposed eastern elevation facing towards 70-78 York Way will have no windows so this results in no opportunities to increase overlooking or loss of privacy concerns in relation to this property.
- 10.16 The proposed additional floor is separated from the side façade and windows of 70-78 York Way by varying distances from the shortest distance of 7.4 metres to 10 metres at the top floor level of this building. The main flat roof area of the proposed additional floor would be 0.811 metres higher than the top of the existing buildings pitched roof form with the air condenser units being well set in from the side elevations. Bearing in mind this modest increase in height, the distances between the application site and adjoining residential properties and the overall orientation of the site, it is considered that the proposed development will not have material adverse impact in terms of loss of outlook or any material increase in enclosure to adjoining residents windows and side terraces in this case.
- 10.17 It is acknowledged that the existing building is currently used for office accommodation and it would therefore be unreasonable to restrict the hours of use for future occupiers of the new commercial unit. It is proposed that the roof extension would provide new office accommodation which is not considered to be a high generating noise activity and therefore unlikely to result in unacceptable levels of noise and disturbance to neighbouring occupiers. With regards to light pollution it is noted that under Part L of Building Regulations the owners would be required to install sensory lights which would ensure the lights would only be on when the office accommodation is in use. This would ensure the proposal does not result in unnecessary light pollution to the occupiers of the neighbouring residential properties,

Noise and Vibration

- 10.18 The Council's Noise Officer has considered the proposal with regards to the new plant area and associated equipment and has recommended appropriate conditions so that the proposal will not create a noise nuisance to the occupiers of the neighbouring properties.

Accessibility

- 10.19 Positive steps have been taken with this proposal and reference has been made to the Council's Inclusive Design SPD with measures including sufficient turning circles outside the lift and accessible WCs. It is proposed that the office accommodation would be fully open plan. The existing level threshold entrance level to the existing building will remain unaffected by the proposed development.

Sustainability

- 10.20 The proposal seeks to construct the additional floor with high quality and sustainable materials and to meet all the credits required for water efficiency within BREEAM. The development has shown that rainwater harvesting and greywater recycling system would be impractical due to lack of roof space and visual concerns. However the development aims to achieve a 44% improvement in water consumption against a set baseline. The proposed replacement windows are also welcome and will improve the insulation and energy efficiency of heating spaces and heat loss on the upper floors of the building. Bearing in mind the scale of the development, it is considered that the development has made acceptable and proportionate improvements to the sustainability of the building as a whole.

Refuse facilities

- 10.21 The proposed development does not include any proposed alterations to the existing refuse facilities for the existing office space. It is considered that the modest increase in the size of existing B1 office space can be accommodated within existing refuse arrangements for the building without further or updated details to be required by the council.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed roof extension and alterations to the ground floor and upper floor elevations are considered to be acceptable with regards to the land use, design, neighbour amenity, noise levels and accessibility. The proposed development will create valuable additional B1 floorspace while creating a contextually designed additional floor to the existing building.
- 11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	<p>Commencement</p> <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	<p>Approved plans list</p> <p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, Daylight and Sunlight Assessment, Sustainable Design and Construction Statement, Noise Report, 437A-EX.01, 437A-EX.02, 437A-EX.03, 437A-EX.04, 437A-EX.05, 437A-EX.06, 437A-EX.07, 437A-EX.08, 437A-EX.09, 437A-EX.10, 437A-EX.11, 437A-EX.12, 437A-EX.13, 437A-EX.14, 437A-EX.15, 437A-PA.06 REV B, 437A-PA.07 REV B, 437A-PA.08 REV B, 437A-PA.09 REV A, 437A-PA.10 REV B, 437A-PA.11 REV A, 437A-PA.12 REV B, 437A-PA.13 REV B, 437A-PA.14 REV A.</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	<p>Materials (compliance)</p> <p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) Roof extensions main facing materials b) replacement window treatments and materials (including sections and reveals); c) any other materials to be used. <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

4	Noise
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq Tr}$ arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.</p> <p>Reason: To protect the amenities of neighbouring occupiers.</p>
5	New replacement window details
	<p>CONDITION: The replacement windows hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
6	No roof terrace
	<p>CONDITION: The flat roof area on the hereby approved fourth floor roof level as shown on drawing number 437A-PA.06/Rev B hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows.</p>

List of Informatives:

1	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>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 a timely manner in accordance with the requirements of the NPPF.</p>
2	Noise
	<p>The applicant is advised that a timer switch should be fitted to the plant to control the hours of operation for the different modes of operation.</p>

3	Community infrastructure Levy (CIL)
	<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 London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and 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 payable on commencement of the development.</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 and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</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 and associated NPPG are material considerations and have 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

6 London's transport:

- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking

7 London's living places and spaces:

- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.15 Reducing noise and enhancing soundscapes

B) Islington Core Strategy 2011

Spatial Strategy

CS8 (Enhancing Islington's Character)

Strategic Policies

CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

CS13 (Employment Spaces)

C) Development Management Policies June 2013

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

DM5.1 New Business Floorspace

DM3.7 Noise and Vibration

DM7.1 Sustainable Design and Construction

DM7.2 Energy Efficiency and Carbon Reduction in Minor Schemes

DM8.2 Managing Transport Impacts

DM8.4 Walking and Cycling

DM8.5 Vehicle Parking

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington

- Accessible Housing in Islington
- Urban Design Guide
- Conservation Area Design Guidelines
- Inclusive Design

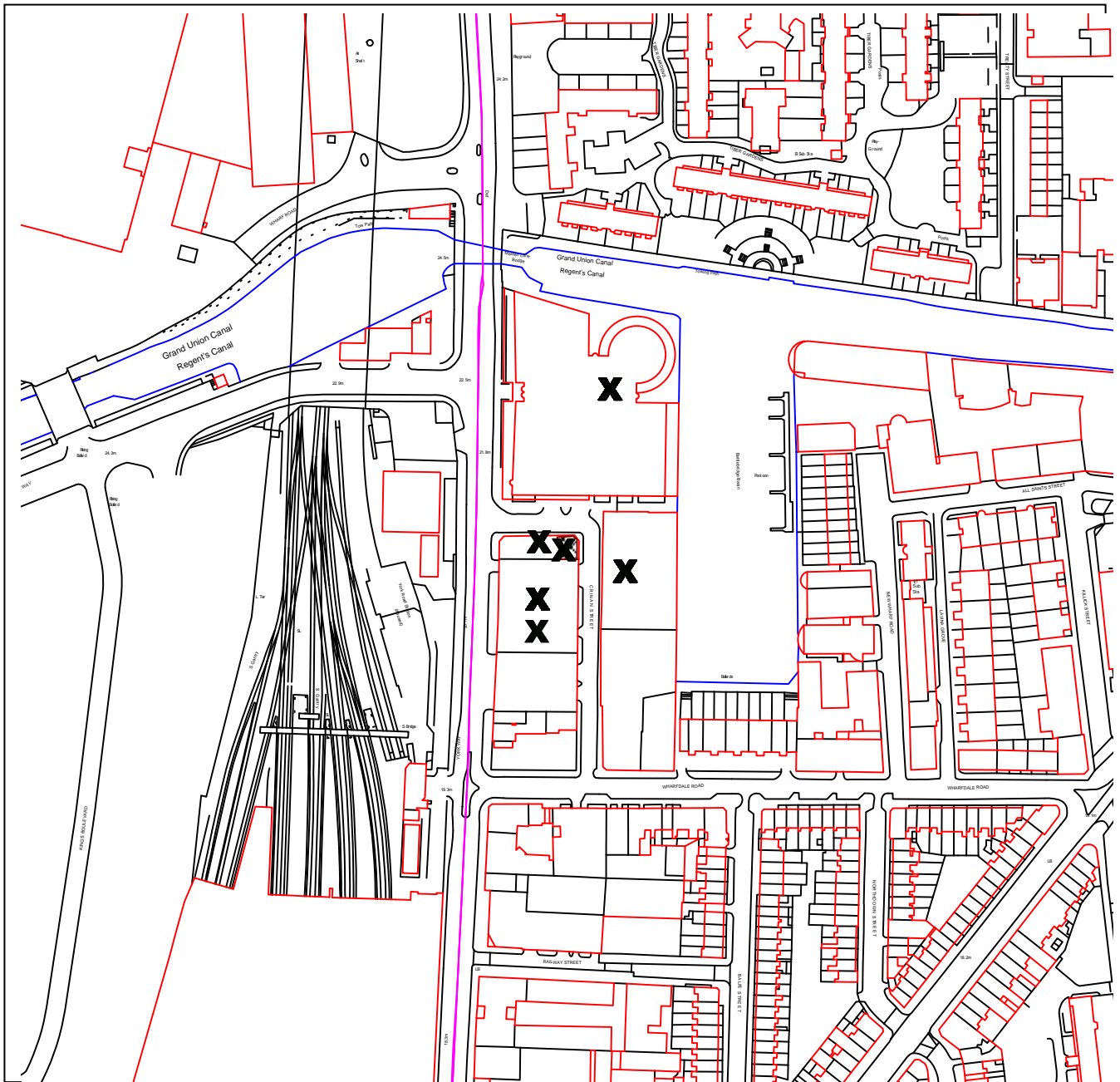
London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Planning for Equality and Diversity in London

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/4545/FUL

LOCATION: 15 CRINAN STREET, LONDON, N1 9SQ

SCALE: 1:2500

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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 A		
Date:	3 rd March 2015	NON-EXEMPT

Application number	P2014/2629/FUL
Application type	Full Planning
Ward	St.Georges Ward
Listed Building	Not Listed
Conservation Area	No
Licensing Implications Proposal	None
Site Address	Hilldrop Community Centre, Community Lane Hilldrop Road, London, N7 0JE
Proposal	Conversion of part of existing residential car park to a community food growing garden.

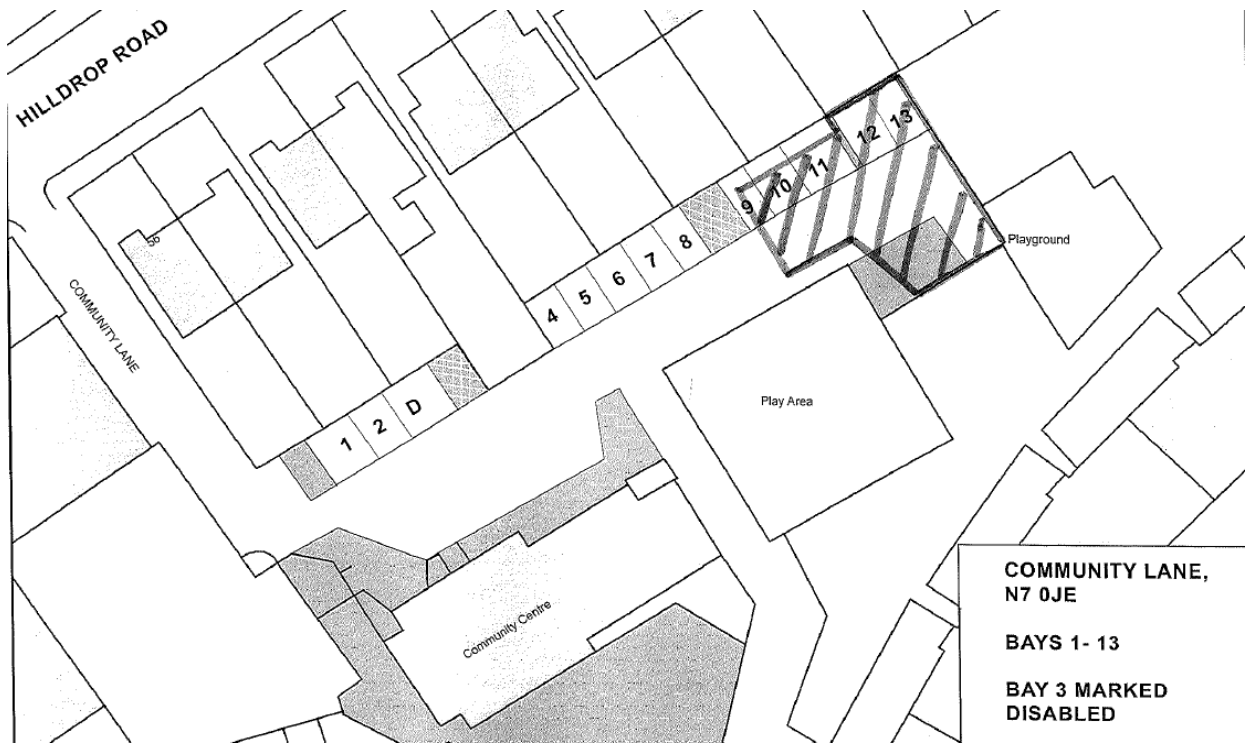
Case Officer	Eoin Concannon
Applicant	Hilldrop Community Centre
Agent	Michael Bury

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)



3 PHOTOS OF SITE/STREET



Photo 1: Aerial view of existing car park to the west of Community Lane



Photo 2: Aerial view showing site in relation to nearest residential properties along Hilldrop Road



Photo 3: Existing site used as a disused car park



Photo 4: Rear boundary fence of neighbours Nos 49 & 50 Hilldrop Road



Photo 5: Site and its relationship with existing community facilities and pedestrian right of way.



Photo 6: Existing container to be utilise as part of scheme for storage

4 SUMMARY

- 4.1 The application seeks permission for the conversion of an existing disused car park area to the west of Community Lane to form a community food growing garden to be used by the local residents in association with Wildlife Gardening Group and the nearby Hilldrop Community Centre.
- 4.2 The principle of the development is considered acceptable as it would comply with both local and national policies which support the provision of healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well being. The proposed garden's location adjacent to other community facilities would also comply with the local policies and would encourage more local residents to participate in the scheme.
- 4.3 The loss of disused car parking space supports the Council's policies for more sustainable transport. There would be no design concerns in regard the proposal as it would improve the green landscaping within a hard landscaped area. The development would not impact on neighbour's amenity and any future provision of additional facilities (such as floodlights) can be secured by condition in order to safeguard the amenity of nearby residents.
- 4.4 Concerns have been raised regarding existing access arrangements for all including those with disabilities as well as health and safety risk to other car users. These concerns have been addressed through an amended site layout with the garden now set further away from the neighbouring boundaries allowing sufficient access to the rear of these properties.
- 4.5 As such, the application is considered acceptable and recommended for approval.

5 SITE AND SURROUNDING

- 5.1 The application site is situated to the south of Hilldrop Road with access off Community Lane and comprises an existing car parking area. The subject site includes car park spaces Nos 9-13, including hard and soft landscaping area adjacent to the spaces.
- 5.2 Directly north, the site lies adjacent the rear gardens of Nos. 48-50 Hilldrop Road. Nos. 48 and 50 has an access way from the rear garden onto the existing car park. No.50 has a vehicular access that abuts the site while No.48 has a pedestrian gate leading out to the car park.
- 5.3 The remainder of the site would abut existing community facilities with a new multi-purpose games area directly south. The community centre is situated to the south west. Further playground area and green space is situated to the north east of the site.
- 5.4 Generally, the area is predominately residential with a mixture of private and Council housing fronting onto community and amenity spaces. The site is not listed however it does lies adjacent to Hillmarton Conservation Area.

6 Proposal (in Detail)

- 6.1 The development seeks planning permission to convert the part of the existing car park to a community garden space for food growing. The application would involve turning a number of disused car parking spaces into a community garden and would be developed in partnership with Hilldrop Community Centre, the Wildlife Gardening Group and under the management of Octopus Community group.
- 6.2 The garden would comprise mainly edible plants or fruits which would benefit the local community. The proposed location would be within parking bays 9-13 at the back of the garden adjacent to the playground area. It would leave a 2.2 metre clearance between the rear boundaries of Nos. 48-50 Hilldrop Road and the boundary of the proposed development to allow access for these properties.
- 6.3 The proposed garden would be enclosed by a timber trellis-style fence (1.6 metres in height) that would support climber plants which would increase its green appearance. Fence post would be securely embedded in concrete footings set into tarmac to a depth of approximately 30cm.
- 6.4 The garden would include
- Six timber raised beds (240 x 120 x 60cm)
 - Stone herb ring
 - Oak Barrel Planters
 - Composters
 - Insect and bird boxes
 - Signage in regard information on biodiversity
- 6.5 The site would also incorporate an existing onsite shipping container into the layout which would be used as an area for storage of tools and small kitchen for potential users of the facility. The container would be finished with a green roof to provide further landscaping to the proposal.

7. RELEVANT HISTORY

Planning Applications:

- 7.1 **P020006 Hilldrop Community Centre** Single storey extension to front of existing building to provide additional office and storage space and the removal of doors in rear elevation and replacement with high level windows. **(Granted 20/03/2002)**
- 7.2 **891819** Extension to existing community centre. **(Granted 06/03/90)**

7.3 **870167 Hilldrop Community Centre** Re-align footpath and fence adjacent to Hilldrop community centre and reposition Palladin store. **(Granted 19/06/1987)**

7.4 **831404** Use of former laundry and clinic building as Community Centre.. **(Granted 13/03/84)**

Enforcement:

7.5 None

Pre-application:

7.6 None

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants adjoining and nearby properties on the 16th July 2014. A site notice was also displayed and press advert was also published in local paper. Following receipt of amended plans and documents a further letter and site notice was sent on the 5th December 2014 providing residents with further opportunity to comment. Four initial letters of objection and three letters of support have been received. No further objections were received following the second consultation letter. The issues raised can be summarised as follows (along with the paragraph numbers etc.)

8.2 The concerns raised included

- Ambiguity in the planning in terms of plans (10.18)
- Encroachment concerns onto the neighbours right of way (10.13, 10.19, 10.21)
- Potential for health and safety risk (10.19)
- Potential for anti-social behaviour (10.20)
- Parking concerns in regard loss of space (10.16)
- Access concerns to existing property for those with disability (10.13-10.15)
- Proximity of the development to existing sports area (10.3)
- Concerns over maintenance of the community garden – who will be responsible for its upkeep (10.22)

8.3 The letters of support raised the following points

- Positive community project that would allow locals to get involve
- Lead to promoting community spirit and identity, sense of community and ownership
- Offer a focal point for community organising and can lead to addressing some social concerns
- Provide more opportunities for neighbours
- Exchange of different crops and offer cultural exchange with other gardeners

- Education of neighbourhood groups and other community information
- Healthy activity in the urban environment, contribute to healthier diets, contribute towards improving peoples health
- Exposure to green space reduces stress levels
- Underutilise car park – this use would represent a positive regeneration of space.

Internal Consultees

- 8.4 **Design & Conservation:** The reducing of the car park with a green would enhance the Conservation Area.
- 8.5 **Planning Policy:** The proposal is consistent with several policies within the Local Plan and is therefore supported in policy terms.
- 8.6 **Transport Planning:** Core Strategy Policy CS10 (Sustainable development), Part H, and Development Management Policy DM8.5 (Vehicle parking) both require car free development. The removal of car parking to introduce a community garden is therefore welcomed.
- 8.7 **Housing Estate Services Co-Coordinator for site:** Fully supportive of the project. Any project that can help to bring the community together for a common good which in this case providing allotment where residents can grow their own food is welcomed.
- 8.8 **Pollution Control:** No objections - All of the planting will take place in raised beds, with certified clean imported soil and membrane separating the existing hardstanding. Therefore there doesn't appear to be any potential for a pollution linkage from the growing of vegetables and gardening that could occur if more conventional allotments were proposed and the Pollution Team have no objections.

External Consultees

- 8.9 **Metropolitan Police:** No comments received.

9 REVELANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the relevant development plan policies and 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.

9.2 The National Planning Practice Guidance is a material consideration and has been taken into account as part of the assessment of these proposals

Development Plan

9.3 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 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)

9.4 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 use
- Design
- Amenity to neighbours
- Accessibility
- Transport
- Other issues

Principle of the development

10.2 Policy DM6.1 of the Development Management Plan states that developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well being. The Council will seek to support the provision of new and improved health facilities and their co-location with other community uses.

10.3 The proposed use is considered a healthy development in so far as it provides a community green space within predominately urban environment. It would convert an underutilised car park area into a space to be used for the community. Its positioning in close proximity to existing community facilities such as the Community Centre, playground and multi-purpose sports facility would contribute to creating a cluster of community facilities together to benefit of the local population. This would comply with policy DM4.12 which supports new social/community facilities in areas convenient to the communities it serves.

10.4 The Planning Statement submitted indicates that the community food garden would benefit the local residents within the area, providing a facility to produce food and an additional green space to the community. The proposal can also be considered consistent with policy DM6.5 in contributing to the biodiversity value of the area. A garden plan and statement have been submitted which provide further detail about what will be provided and where, although this does not explicitly address the requirements of a landscape plan consistent with DM6.5/appendix 12 of the Development Management Policies document.

Appendix 12 highlights that consideration should be given to food growing and bird boxes – both provided by this proposal.

- 10.5 As such, the proposal would comply with several local policies and consistent with the Council objectives for car free developments (CS10 and DM8.5). Therefore, the principle of the development including the loss of car parking spaces is considered to be acceptable.

Design

- 10.6 A general layout of the proposed community garden has been submitted with the key design concerns relating to the boundary fence and existing container box which is to be used as a storage facility.
- 10.7 There is no planning history in regard the existing container, however from aerial photography it would appear to be in place for a period of four years or more and therefore would be considered lawful. Although, the existing storage container is not ideal from a design perspective, given the use and its overall positioning within a predominately green environment (including its proposed green roof), it would be acceptable in this instance. It can also be conditioned that the container be painted in dark green colour in order to blend with its environs. A further condition requiring the removal of the container following any cessation of the use can prevent the structure becoming a visual detraction longer term.
- 10.8 With regard the boundary fence, it is indicated that this would be a maximum 1.6 metres in height. As such, it would be below the 2 metre height allowance for a site that lies non adjacent to a public highway. A further condition can be attached (notwithstanding the details submitted) requesting further elevations drawings to be submitted if the height of the fencing exceeds 2 metres in height. The remainder of the layout would incorporate the existing container as well as low lying beds and other associated garden facilities which would enable the growth of seeds and crops.
- 10.9 Given that the proposal would replace a hard surfaced area with a predominately green space, it would not detract from the overall appearance of the surrounding area and would contribute towards urban greening. It would therefore be acceptable from a design perspective and enhance the character and appearance of the surrounding area.

Amenity impact upon neighbours

- 10.10 The proposal would be situated to the rear of several properties along Hilldrop Road. The main concerns to amenity would relate to noise and overlooking. The operation of the community garden is likely to be seasonal with greater demand between spring and autumn months. It is not considered that the development would contribute to significant level of noise from people coming and goings.

- 10.11 It would lie adjacent to the multi-purpose sport facility which is likely to generate more noise. The fencing around the community garden would screen the use from the neighbouring properties. Together with the use of planting along the trellis, it would reduce any potential overlooking concerns. Whilst no floodlighting is proposed as part of the current scheme, a condition can be attached restricting the installation of fixed lighting without further planning permission been granted by the Council. This would ensure that the adjoining neighbouring properties would be protected against potential light spillage.
- 10.12 As such, it is considered that the proposal would not lead to an un-neighbourly form of development and is considered to accord with Policy DM2.1 of the Development Management Plan.

Accessibility

- 10.13 The garden proposed would be accessible to all. One concern raised by the objections related to the impact on access for a local resident who uses the rear garden for access. The amended plans show that the garden would not encroach on the neighbour's land. It also shows that a 2.2 metre pathway would be retained around the perimeter of the garden thereby retaining access to those residents who abuts the site and also allowing for manoeuvring.
- 10.14 Although part of the car park would be utilised, there would still be sufficient space for ambulances and other vehicles to manoeuvre without safety concerns. The restricted yellow painted box adjacent to the site boundary would allow medical or other vehicles to pull up or manoeuvre in close proximity to the pathway. As such, it is considered that the proposal would be acceptable from an accessibility perspective and retains sufficient space to manoeuvre between the pathway and the proposed development.
- 10.15 The layout plan has also been amended to allow accessibility for all with easy movement between raised beds and other garden facilities. A gap of 1.5 metre is retained between each raised bed and it would generally conform with the Council's Inclusive Design guidance.

Transport

- 10.16 The site is located next to the Hilldrop Community Centre and has a PTAL rating of 5, reflecting its good public transport accessibility. Four bus routes (29, 253, 390 and 393) are situated within 350 metres of the site. Kentish Town Station is situated approximately 880 metres from the site, providing Underground Services on the Northern Line.
- 10.17 The site is currently made up of 13 car parking spaces situated adjacent to the community centre and park. The applicant notes that the car park is currently underused. The Core Strategy Policy CS10 (Sustainable development), Part H, and Development Management Policy DM8.5 (Vehicle parking) both

require car free development. The removal of car parking to introduce a community garden is therefore complies with the Council transport policies.

Other issues

- 10.18 Other issues raised during the consultation process included the ambiguity of the plans. The plans received clearly show the positioning of the garden in relation to the neighbouring properties. The supporting statement provides further information on the use of the garden. From a design perspective, there are 2 considerations of note, the container and fencing. The container already is situated on site and as noted can be condition to be removed following cessation of the use. Secondly, the fencing proposed would be less than 2 metres in height and would therefore be permitted development. As such, it is considered that there is sufficient information to determine the application.
- 10.19 Concerns have also been expressed regarding parking manoeuvring to the local residents of Hilldrop Road who use the rear garden as a car park. The plans however clearly show that the site would not encroach on the yellow box area. This is considered sufficient space to manoeuvre within a private laneway. Given that vehicles would not be manoeuvring onto a public highway, traffic safety concerns would be minimum.
- 10.20 Concerns were also raised regarding anti-social behaviour. The site is however situated to a cluster of community facilities which would reduce the likelihood of such behaviour. The site is also surrounded by residential properties which would provide a level of surveillance against such activity. Such a facility should also promote a level of ownership within the local community which would strive towards managing the site in a responsible manner.
- 10.21 The plans have also been amended bringing the garden facility away from the pathway which provides pedestrian access onto Hilldrop Crescent. This would also increase visibility along these corners with the street light providing an extra sense of security. As such, it is considered that the proposal would not lead to additional anti-social concerns over and above that of the current situation.
- 10.22 The maintenance of the community garden would be a joint partnership between Hilldrop Community Centre, Islington Council, local residents and volunteers. The success of the garden would depend heavily on community participation and volunteers locally. In general, the principle of the development is acceptable as it supports greener space and provides a healthy community facility that supports local involvement. In this instance, it would not be considered necessary to include a condition requiring a management plan given the limited size of the garden.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed development is acceptable and would not result in unacceptable harm to the existing site or the Hilldrop Conservation Area. It would not lead to an adverse impact on neighbours' amenity or accessibility concerns. The principle of the development is in accordance to the Council's local policies.

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:

1	Commencement (Compliance)
	<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>
2	Approved Plans List: (Compliance)
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[Site Location Plan, Block Plan, Garden development proposal Community Lane (Design Summary), Hilldrop Community Food Garden Plan]</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Shipping Container
	<p>CONDITION: The shipping container shall be painted in a dark green colour within three months of the use commencing and maintained as such thereafter.</p> <p>Reason: In the interest of protecting the visual amenity of the surrounding area.</p>
4	Shipping Container (Green Roof)
	<p>GREEN/BROWN BIODIVERSITY ROOFS (COMPLIANCE): The biodiversity (green/brown) roof(s) shall be:</p> <ol style="list-style-type: none"> a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with details with Green Roof and Landscaping Guidance Document August 2014 hereby approved; and c) planted/seeded with a mix of species within the first planting season following the final completion of the development (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so</p>

	<p>approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
5	Shipping Container (Removal)
	<p>CONDITION: The shipping container and associated materials shall be removed from the site within a period of three months of the date upon the cessation of the use as a community garden and shall not be replaced without further permission from the Council.</p> <p>REASON: In the interest of protecting the visual amenity of the surrounding area.</p>
6	Fencing (over 2 metres height)
	<p>CONDITION: Notwithstanding the approved plans and statement, details of any boundary fencing above 2 metres in height shall be submitted to the Council and approved prior to its construction. These details shall include elevational drawings, sample of materials to be used and its positioning.</p> <p>REASON: In the interest of protecting the visual amenity of the surrounding area.</p>
7	Floodlights
	<p>CONDITION: For avoidance of doubt no planning permission is granted for any flash/flood lighting within the curtilage of site.</p> <p>REASON: In the interest of protecting the neighbour's amenity.</p>

List of Informatives:

1.	Positive statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. 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>
2.	Other legislation
	<p>You are advised of the need to comply with other legislation outside the realms of the planning legislation including Equalities Act 2010, Environmental Act.</p>

3.	Construction hours
	<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="327 459 1412 716" style="border: 1px solid black; padding: 5px;"><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 3.2 Improving health and addressing health inequalities

Policy 5.1 Climate Change Mitigation

Policy 5.10 Urban Greening

Policy 7.1 Building London's Neighbourhoods and communities

Policy 7.4 Local Character

Policy 7.8 Heritage Assets and Archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

Policy CS10 Sustainable design

Policy CS15 Open Space and green infrastructure

C) Development Management Policies June 2013

Design and Heritage

Policy DM2.1 (Design)
Policy DM2.2 Inclusive Design
Policy DM2.3 (Heritage)

Shops, culture and services

Policy DM4.12 Social and strategic
infrastructure and cultural facilities

Health and open space

Policy DM6.1 Healthy Development
Policy DM6.2 New and improved public
open spaces
Policy DM6.5 (Landscaping, trees and
biodiversity)

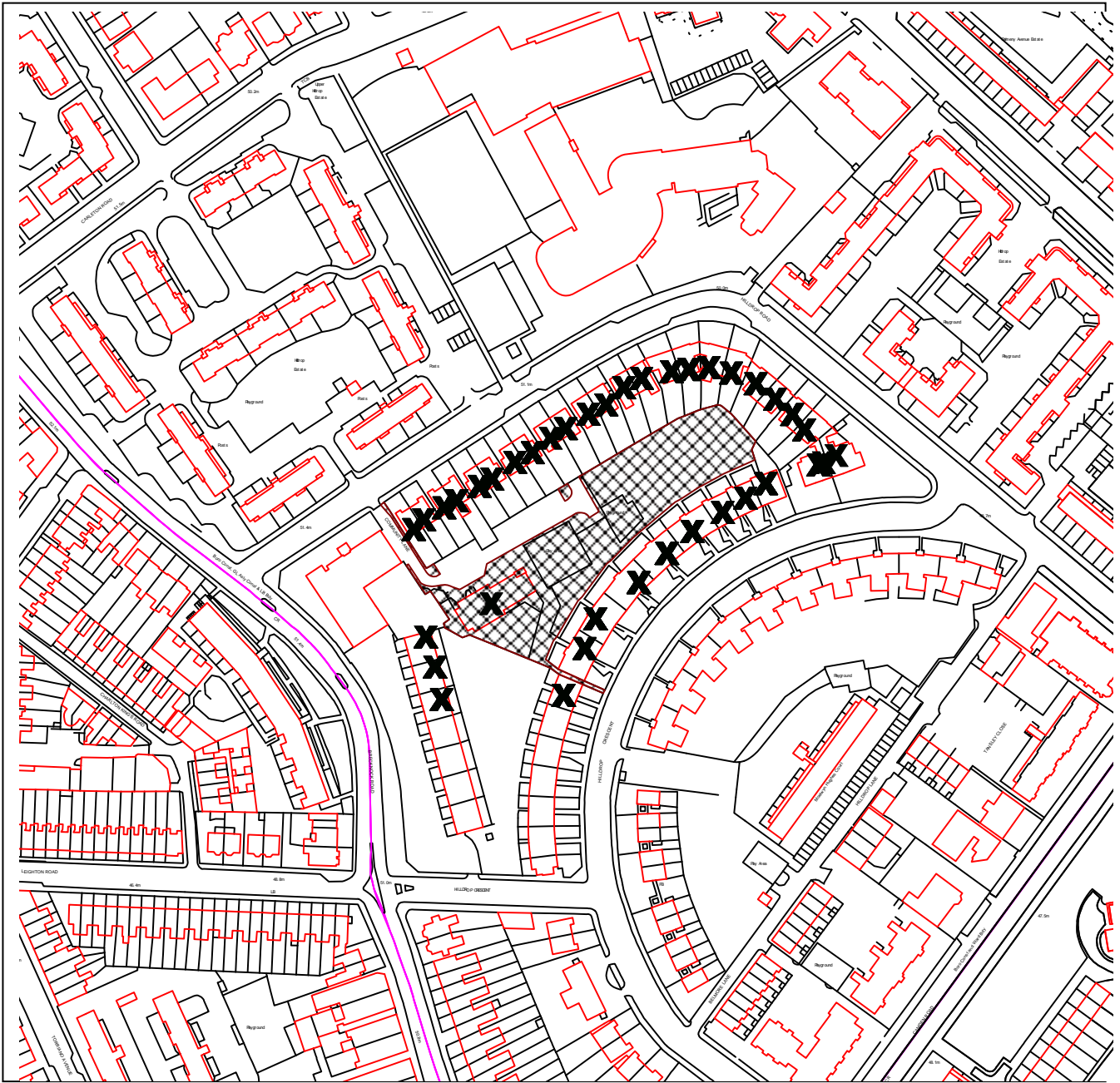
4. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- Urban Design Guide
- Hilldrop Conservation Area Design Guidance
Note
- Inclusive Design in Islington



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/2629/FUL

LOCATION: HILLDROP COMMUNITY CENTRE, HILLDROP ROAD,
LONDON, N7 0JE

SCALE: 1:2500

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

PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		
Date:	3 rd March 2015	NON-EXEMPT

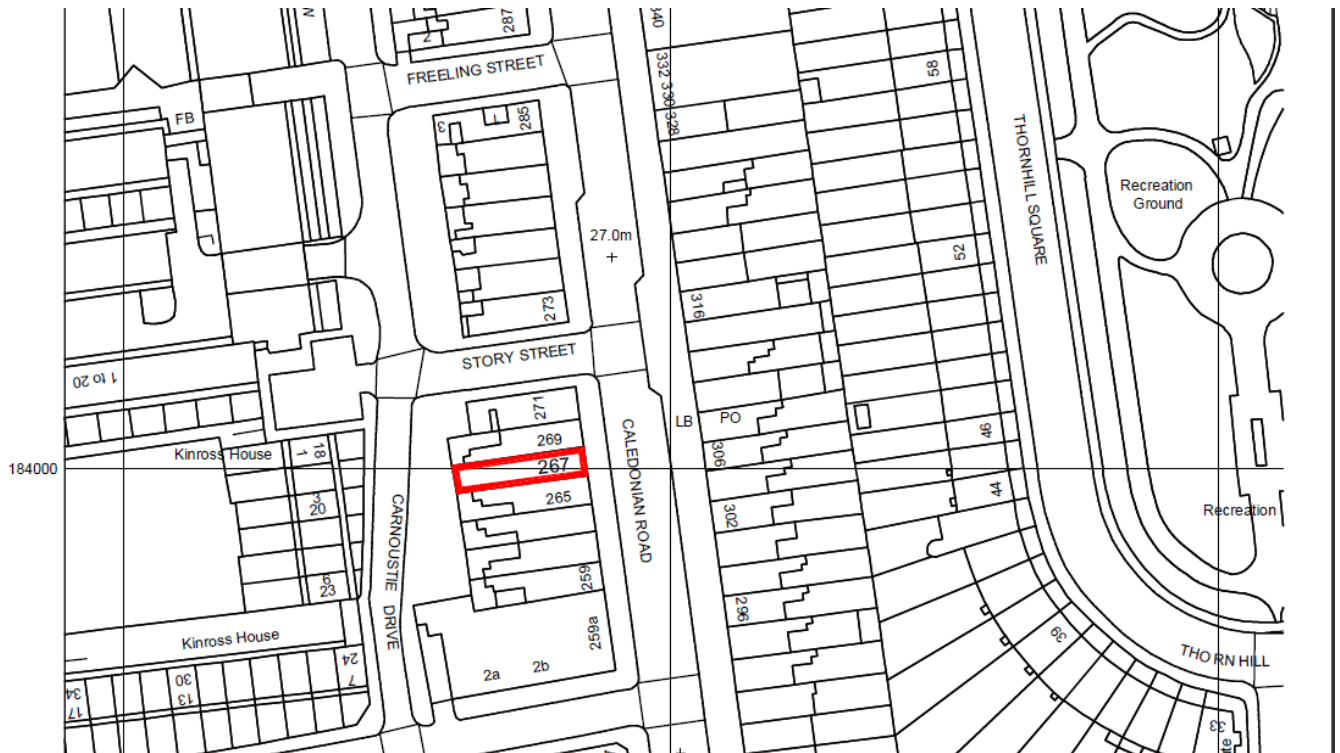
Application number	P2014/3033/FUL
Application type	Full Planning Application
Ward	Caledonian
Listed building	Not Listed
Conservation area	Barnsbury Conservation Area
Development Plan Context	None
Licensing Implications	None
Site Address	267 Caledonian Road, London N1 1EE
Proposal	Construction of a roof extension to form additional accommodation to existing flat, along with increasing height of existing rear flue and chimney stack.

Case Officer	Ben Phillips
Applicant	Mr Andrew Panayi
Agent	Colin Bargioni

1. RECOMMENDATION

The applicant has appealed against non-determination. The Committee is therefore asked to confirm what the decision would have been, had the committee been in a position to determine the application. The officer recommendation is that permission should have been granted (subject to condition set out Appendix 1), and therefore the Committee is asked to resolve to not contend the appeal.

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: The front of the building from Caledonian Road



Image 2: the rear of the site from Carnoustie Drive

4.0 SUMMARY

- 4.1 The applicants have appealed the non-determination of this application.
- 4.2 The application is therefore represented to Members of the Planning Sub-Committee in order to confirm what the decision would have been had the committee been in a position to determine the application, and accordingly the council's case at the appeal.
- 4.3 Planning permission is sought for the erection of a mansard roof extension to the existing second floor flat.
- 4.4 The application is brought to committee at the request of Councillors Perry and Convery.
- 4.2 It should be noted that the plans have been slightly amended since the original submission in order to address concerns over the proposal's design and appearance.
- 4.3 The development in design terms is considered to comply with the relevant Local Plan policies and the Barnsbury Conservation Area Design Guidelines.
- 4.4 The development will not result in significant adverse impacts upon the amenities of neighbouring properties.

4.8 It is therefore recommended that, subject to the imposition of conditions, the appeal is not contended.

5.0 SITE AND SURROUNDING

5.1 The application site is situated on the western side of Caledonian Road and comprises a three storey mid terrace building (with lower ground floor) in mixed use as commercial with residential units above. The property is located within the Barnsbury Conservation Area.

5.2 Although the property at No. 271 has been extended with a large roof extension and planning permission has been granted for a similar roof extension at the adjoining neighbour, No 269, the existing roof profile of the existing five terraces to the south side of the site remains unaltered.

6.0 PROPOSAL (in Detail)

6.1 The proposal seeks planning permission for the erection of a mansard roof extension to the existing second floor flat. This flat was granted planning permission in 1995 (941195) as a one bed flat. The living space now seems to be used as a second bedroom. The application proposes 2 bedrooms in the new third storey, with the existing bedroom space on the second floor converted to living space.

6.2 The mansard would have a 0.50 metres setback from the front parapet wall and would measure 2.50 metres in height (being approximately 1m higher than the front parapet wall).

6.3 The mansard would also have the 75 degrees angle to the front and rear and would have a small setback of 20 centimetres from the rear butterfly element, which would be re-instated to the rear elevation of the terrace.

6.4 The proposal also involves the extending (in height) of the existing flue to the rear by 3.1m, so that it extends 800mm above the ridge of the roof extension. In addition, the chimney stacks at either side will be slightly raised in height, again so that they extend 600mm above the ridge of the roof extension.

6.5 The application has been slightly amended since first submission, the front of the roof extension was originally 90 degrees, and two of the proposed chimney pots were to be shortened.

7.0 RELEVANT HISTORY:

PLANNING APPLICATIONS

7.1 P2014/1548/FUL Erection of roof extension. Withdrawn

7.2 P2014/1505/COL Certificate of lawfulness for existing use as a self contained flat (Class C3 use) (Ground floor front flat). Granted.

7.3 P2014/1106/COL Certificate of lawfulness for existing use as a self contained flat (Class C3 use) (Ground floor rear flat). Granted.

7.4 941195 Conversion of upper floors to provide two 1-bedroom flats. Granted

ENFORCEMENT

7.5 none relevant

PRE APPLICATION ADVICE

7.6. none

8.0 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 16 adjoining and nearby properties on Caledonian Road on the 13th of August and the 23rd of September. In addition, the application was advertised in the local press and a site notice was displayed on the 2nd October. The public consultation of the application therefore expired on the 23rd October 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 letters of objection have been received, which are summarised as follows (with paragraph numbers stated in brackets stating where the issue is addressed)

- There is inadequate documentation to assess the scheme (see para 10.13)
- The chimney pots do not belong to the applicant (para 10.13)
- The proposal is contrary to policy (10.2-10.7)

External Consultees

8.3 none

Internal Consultees

Design and Conservation Officer:

8.4 Concerns were raised regarding the raising of the flue at the rear, and the front elevation being traditionally 'mansarded'. These issues have been addressed through the submission of amended plans.

8.5 Conditions are suggested relating to materials.

9 RELEVANT

POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the relevant development plan policies and 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 and the supporting NPPG are material considerations and have been taken into account as part of the assessment of these proposals.

Development Plan

- 9.2 The Development Plan comprises 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.

9.3 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:

Barnsbury Conservation Area

9.4 Supplementary Planning Guidance (SPG) / Document (SPD)

The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

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

- Design and visual impact on the terrace building and conservation area.
- Impact on neighbouring amenity
- Standard of accommodation for future occupiers

Design

- 10.2 Barnsbury Conservation Area Design Guidelines do not recognise any of the properties along Caledonian Road as having the potential for a roof extension (Schedule 10.2). It states that "*The Council may permit appropriate traditional roof extensions on the properties listed in Schedule 10.2, otherwise no roof extension visible from any street level position will be permitted. This includes long views from side streets and across open spaces.*"
- 10.3 The previous application at this site (P2014/1548/FUL) was withdrawn as the proposed roof extension would be visible from the street and would not reinstate the rear valley in brick.
- 10.4 Given that the roof extension would now have a 0.50 metres setback from the front parapet wall and would only be approximately 1m higher than the front parapet wall, the development would have very limited visual impact on the Caledonian Road's

streetscene, Drawing 1708/06/B shows that the roof extension will not be visible from street level, but that the raised chimney stocks and pot will be.

- 10.5 The amended scheme follows the previous comments given by Conservation Officers. The development is in accordance with the Barnsbury Conservation Area Design Guidelines, in so far as it seeks to reinstate the rear butterfly valley parapet as an architectural detailing of the buildings which was previously lost. The proposed butterfly element would be consistent with the character and appearance of the terraces and would reinforce the visual unity when viewed from the rear. This is particularly apparent given that a similar roof extension has recently been approved next door at No. 269 (Ref. P2014/2723/FUL) in which the rear butterfly profile of the roof would also be re-instated.
- 10.6 Whilst no mansard roof extensions have been built on the terraces at the south side of the property, it is noted that the roof profile of the terraces has already been compromised, as a prominent roof extension has been built on No. 271, which already breaks the visual unity of the group of seven terraces when viewed from the rear. The mansard roof extension, by virtue of its setback and traditional design, would therefore be considered acceptable.
- 10.7 Additionally, whilst the original chimney pots will be raised in height by 600mm, this is not specifically contrary to the requirements of the Barnsbury Conservation Area Design Guidelines, (which resists the loss of original chimney pots and stacks) and the visual impact of the 600mm height above the roof is considered to be minimal. The Design & Conservation Officer has no objection to this.
- 10.8 Although the property is not on the list of properties where roof extensions would be allowed under the Conservation Area's Design Guidelines, it is considered that an exception to the guidance would be appropriate given that the extension itself would not be visible from the front and considering that the traditional roof form of the terrace at the rear would be re-instated.
- 10.9 The existing flue (which serves the ground floor A5 takeaway) which is sited at the rear of the building will be extended as part of this application, but will not be visible from Caledonian Road. There are a number of large flues at the rear of these properties and the additional height, when viewed from Carnoustie Drive will not have a sufficiently detrimental visual impact to warrant a recommendation of refusal.

Neighbouring Amenity

- 10.10 The Council seeks to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, sense of enclosure or noise.
- 10.11 Given the siting and nature of the development at roof level, the development would not overbear or overshadow any neighbour.
- 10.12 The proposed window at the rear will not have an increased overlooking impact over the properties along Carnoustie Drive above the existing rear fenestration.

10.13 Finally, all relevant elevational drawings have been submitted in order to fully assess the proposal. In addition, a Certificate B has been signed and notice served on the adjoining neighbour regarding the chimney pots and works on the boundary.

Standard of Accommodation for Future Occupiers

10.14 As stated above, the existing unit is a two bed unit, but only has planning permission for 1 bedroom (application ref no. 941195). It appears that the living space for this unit has been converted into a second bedroom. The scale of the unit is significantly below what would be acceptable in terms of floor space for a 2 bed unit, in addition to having unacceptable lack of shared living space.

10.15 This proposal will retain two bedrooms (now located on the third floor in the roof space) but will convert the existing two bedrooms into one lounge area.

10.16 The extended 61m² approximately unit complies with Policy DM3.4 in terms of acceptable floorspace for a one double bed one single bed unit, as the rear facing bedroom is too small to be a double (under 12m²).

10.17 The proposal therefore improves the standard of living accommodation from the existing unacceptable standard to a policy compliant level in this respect.

10.18 As such it is considered that it is acceptable in this regard.

11 SUMMARY AND CONCLUSION

Summary

11.1 In accordance with the above assessment, it is considered that the proposed roof extension would have an acceptable impact upon the character and appearance of the terrace and streetscene and will enhance the character and appearance of the conservation area.

11.2 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies, and the National Planning Framework and is recommended for approval subject to appropriate conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION

That the grant of planning permission be subject to conditions:

List of Conditions:

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>1708/101, 1708/02/D, 1708/04/F, 1708/05/D, 1708/06/B, 1708/07/B, 1708/11, 1708/12.</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>
3	Materials
	<p>CONDITION: Details and samples of materials shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) solid brickwork in reformed rear valley profile. b) details of coping stone to valley profile. c) window treatment for proposed dormer windows. d) roofing materials for mansard roof extension. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
3	Rear Valley Profile
	<p>CONDITION: The solid brick work rear valley profile (as approved) shall be implemented prior to the first occupation of the hereby approved mansard roof extension.</p> <p>REASON: To ensure that the development delivers the necessary positive enhancement to the Conservation Area</p>

List of Informatives:

1	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>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 and the supporting NPPG are material considerations and have 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

Policy 7.4 Local character

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

Housing

DM3.4 Housing Standards

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:

Barnsbury Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

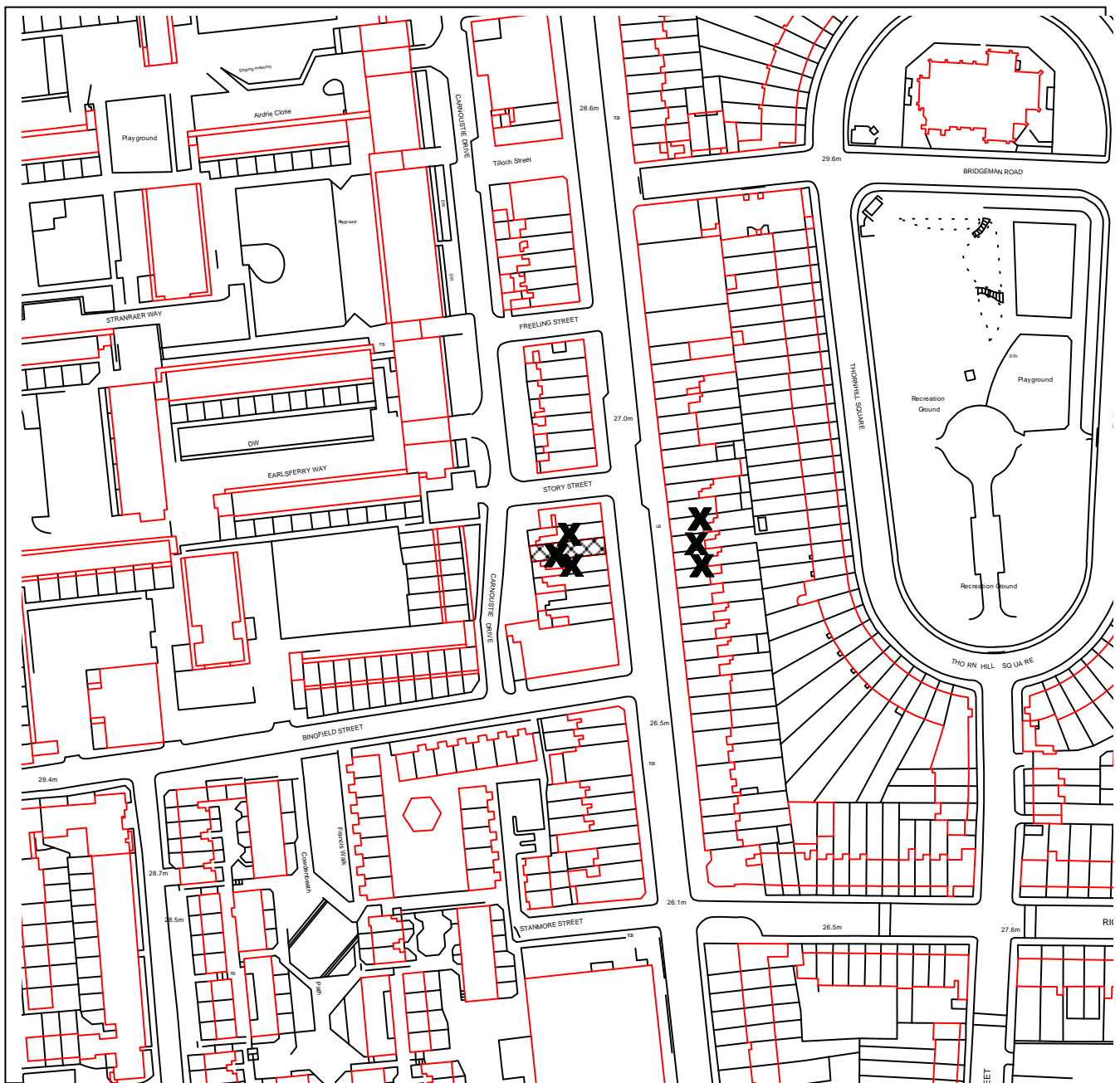
Islington Local Plan

Urban Design Guide

Barnsbury Conservation Area Design
Guidelines



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/3033/FUL

LOCATION: SECOND FLOOR FLAT 267 CALEDONIAN ROAD,
LONDON N1 1EE

SCALE: 1:2000

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Islington Council, LA086452

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

PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		
Date:	3 rd March 2015	NON-EXEMPT

Application number	P2014/4131/FUL
Application type	Full Planning (Council's Own)
Ward	Tollington
Listed building	Listed/unlisted & grade
Conservation area	
Development Plan Context	e.g CAZ, town centre, primary frontage etc
Licensing Implications	
Site Address	Oakdale Court, 1-24 Fortnam Road, London, N19 3NT
Proposal	The replacement of single glazed crittal windows with double glazed aluminium windows.

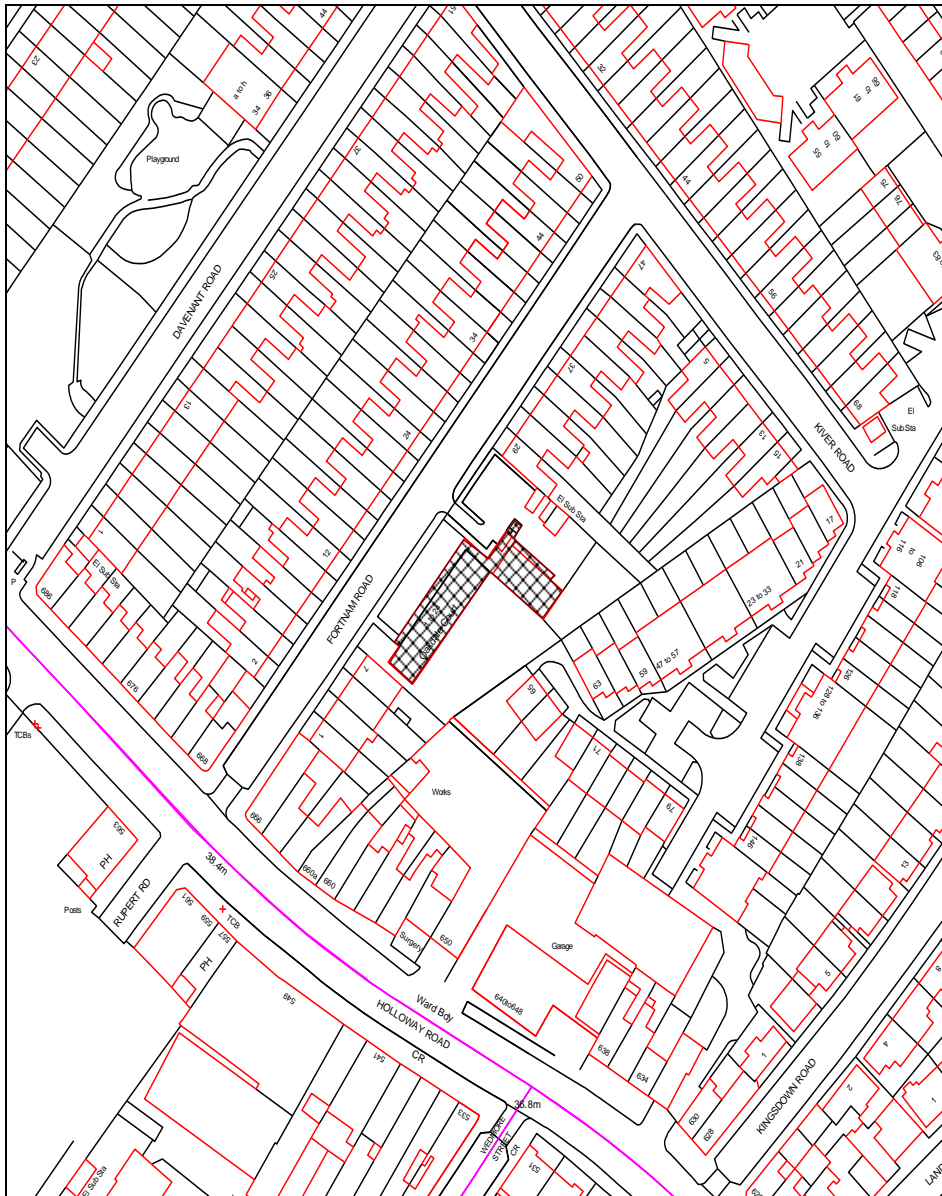
Case Officer	Pedro Rizo
Applicant	Islington Council
Agent	Mears Projects - Mr Steven Barron

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 CROSS HATCHED IN BLACK)



3. PHOTOS OF SITE/STREET:



Image 1: Front Elevation of Building



Image 2: Fortnam Road street scene



Image 3: Detailing of Windows

4 SUMMARY

- 4.1 Planning permission is sought for the replacement of the existing single glazed Crittal windows with double glazed aluminium windows on the entire building.
- 4.2 The proposed windows would not detract from the character and appearance of the building, as they sit within the existing openings and have similar glazing patterns with only a slightly wider frame profile resulting in a slightly heavier appearance to the frames.
- 4.3 The application is therefore recommended for approval.
- 4.4 The application has been referred to the planning sub-committee by reason that the application is made by the Council, in relation to Council owned land.

5 SITE AND SURROUNDING

- 5.1 The application site comprises of 2x four storey residential blocks, located on the south eastern side of Fortnam Road. The building stands out from neighbouring terrace Victorian terraces and has a setback of approximately 5.00 metres from the pavement. The building's main elevation fronting Fortnam Road contains deck access walkways, which provides access to upper floor flats. The front windows and doors are therefore not highly visible when viewed from the street scene.
- 5.2 The windows on all elevations are currently painted steel and are single glazed with combinations of top and side hung opening sashes with fixed

panes in the bedroom and kitchen. These appear to be original windows fitted when the block was built around 1960.

6 PROPOSAL (IN DETAIL)

- 6.1 The proposed works involve the replacement of the existing Crittal steel windows on all facades, with new double glazed aluminium windows.
- 6.2 The new windows would follow the existing fenestration pattern. However, the frame profiles would be slightly thicker.
- 6.3 The proposed windows would be white in colour, to match existing.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 891575 - Installation of new lift tower and elevational alterations. Approved on the 29th January 1990.

ENFORCEMENT:

- 7.2 No investigations.

PRE-APPLICATION ADVICE:

- 7.3 None.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of forty-three adjoining and nearby properties at Fortnam Road and Kiver Road on the 20th November 2014. Site notice and press adverts were displayed on 27th November 2014. The public consultation of the application therefore expired on the 18th December 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, one response had been received from the public with regard to the application, supporting the application.

External Consultees

- 8.3 None.

Internal Consultees

- 8.4 None.

Other Consultees

8.5 None.

9 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and the supporting NPPG are material considerations and have 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 SPD which is considered relevant is listed in Appendix 2.

10 ASSESSMENT

The main issues arising from this proposal relate to:

- Design Considerations
- Amenity

Design

10.1 Policy CS9 of Islington's Core Strategy (CS) 2011 and Policy DM2.1 of Islington's Development Management Policies 2013 aim for any form of development to respect the character and appearance of host buildings, streetscape and wider urban context, including local architecture and character, surrounding heritage assets and local distinctive patterns of development. In particular, the Islington's Urban Design Guide 2006 requires high quality contextual design, in order to retain any distinctive character and visual features within a locality.

- 10.2 The building stands out from the Victorian terraces along Fortnam Road and has a setback from the street of approximately 5.00 metres. Given that the windows are not highly exposed when viewed from the public realm, as these are positioned behind existing walkways at all floor levels, the proposed works would have limited impact on the visual appearance of the building.
- 10.3 The proposed replacement windows would be inserted into the existing openings and follow a similar glazing pattern. Although the proposed metal frames would have a slightly thicker profile, therefore resulting in a slightly heavier appearance to the windows, the impact of this upon the buildings, which has no distinctive architectural or historic merit, would be limited.
- 10.4 Given that the proposed works involve a comprehensive replacement of existing windows within the entire building, and they would be white in colour to match the existing, the works would retain the integrity of the building.
- 10.5 Overall, the proposed windows would not have a harmful impact on the character and appearance of the host building and its wider setting, in accordance with the aims of Policy CS9 of the Islington's Core Strategy (CS) 2011, Policy DM2.1 of the Islington's Development Management Policies 2013, and the Islington's Urban Design Guide 2006.

Amenity

- 10.6 The proposed works involve the replacement of four different window types within the existing openings across the eight elevations of the 2 buildings. Given the nature of the works, there are no concerns with reference to harm to residential amenity in terms of additional overlooking or loss of privacy. The increased profiles of the proposed windows frames would have a negligible impact upon the daylight received into habitable rooms of the flats within Oakdale Court. Under these circumstances, no objections have been raised from neighbouring properties and existing residents.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The installation of the proposed metal framed windows would not detract from the character and appearance of the building, as they sit within the existing openings and have similar glazing patterns with only a slightly wider frame profile resulting in a slightly heavier appearance to the frames.
- 11.2 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies, the National Planning Policy Framework and Planning Policy Guidelines and is recommended for approval subject to appropriate conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to conditions:

List of Conditions:

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>
2	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: ODC01, ODC02, ODC03, ODC04, ODC11, ODC12, ODC13, ODC14 and ODCWS</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>
3	<p>MATERIALS (COMPLIANCE): The facing materials of the windows hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

List of Informatives:

1	<p>Positive Statement</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. 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>
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APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1. National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and the supporting NPPG are material considerations and have 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

7 London's living places and spaces
Policy 7.4 Local character
Policy 7.6 Architecture

B) Islington Core Strategy 2011

Policy CS8 (Enhancing Islington's Character)

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

DM2.1 Design

3. Designations

The site is not within a designated area.

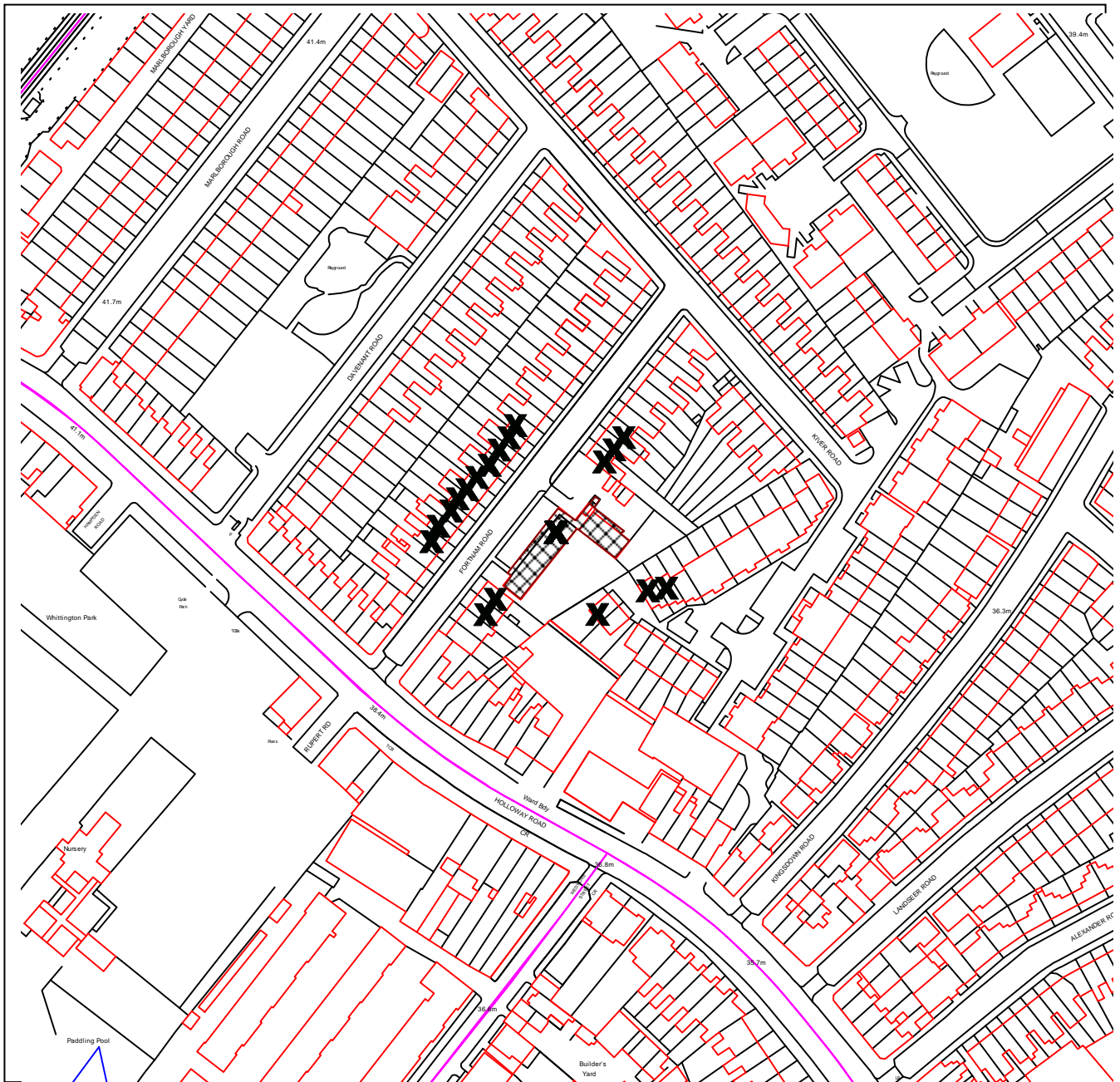
4. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan
Urban Design Guide



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/4131/FUL

LOCATION: OAKDALE COURT, 1-24 FORTNAM ROAD, LONDON,
N19 3NT

SCALE: 1:2000

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

PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		
Date:	3rd March 2015	NON-EXEMPT

Application number	P2014/1474
Application type	Full Planning (Councils Own)
Ward	Holloway
Listed building	None
Conservation area	N/A (Within 50 metres of the Hillmarton Conservation Area)
Development Plan Context	Nags Head & Upper Holloway Road Key Core Strategy Area
Licensing Implications	N/A
Site Address	Biddestone Road Open Space, Biddestone Road, N7
Proposal	The installation of vertical bar steel boundary fencing to the Holloway Road, Biddestone Road and Pollard Close elevations, and including new gates to the Holloway Road and Biddestone Road elevations, together with tree planting and landscaping.

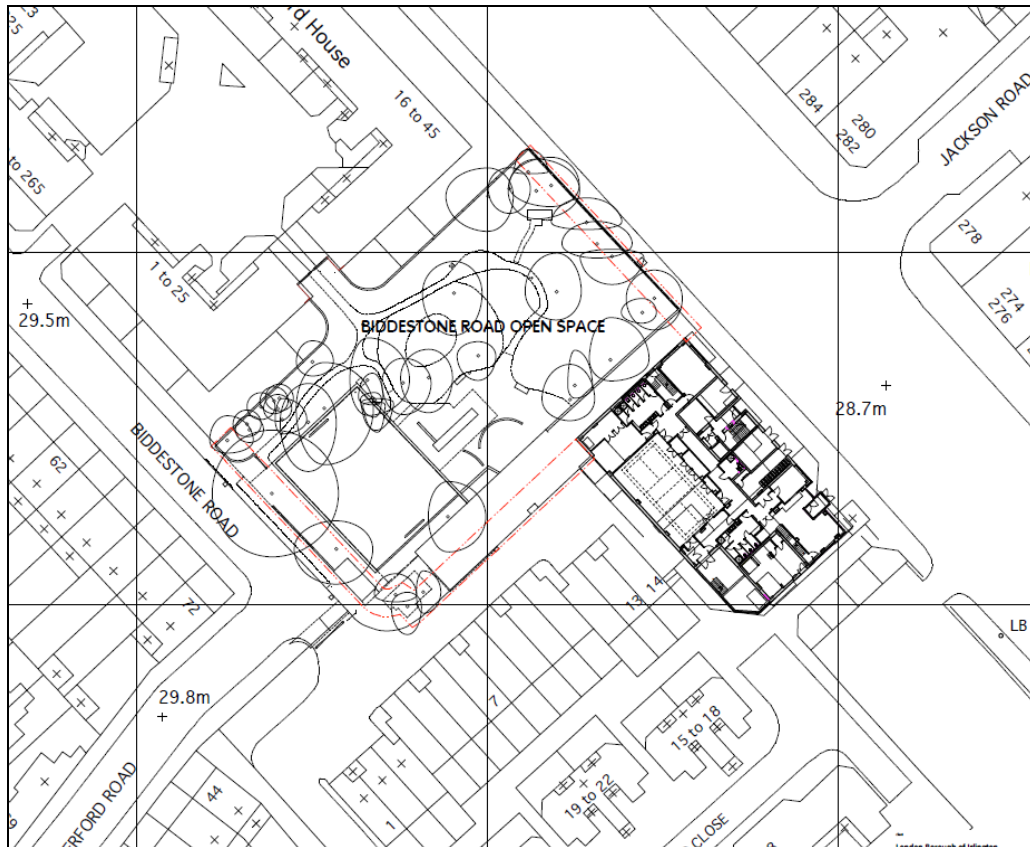
Case Officer	Ashley Niman
Applicant	Kate Lynch, Greenspace
Agent	As above

1. RECOMMENDATION

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

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

2. SITE/LOCATION PLAN



3. PHOTOGRAPHS OF SITE/STREET



Image 1: Aerial view from the east.



Image 2: View along Biddestone Road towards Pollard Close.



Image 3: View from Biddestone Road towards Holloway Road.

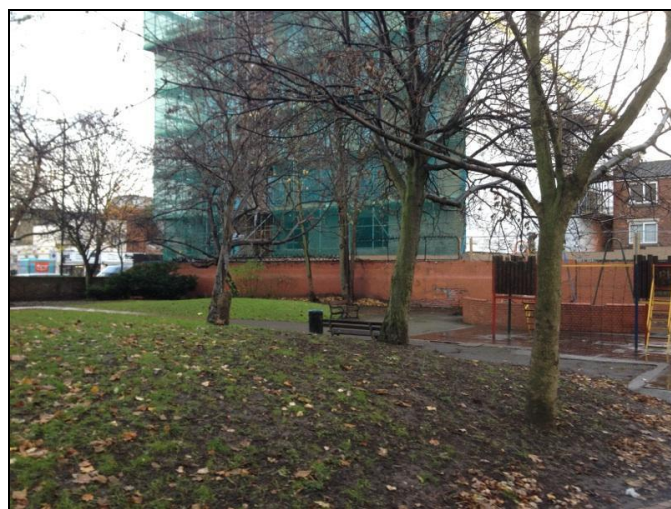


Image 4: View across the open space towards the new Development at 319-321 Holloway Road.



Image 5: View from Biddestone Road towards the Loraine Estate.

4.0 SUMMARY

- 4.1 The Biddestone Road Open Space is currently underused; a result of both the public perceptions of it as an unattractive and uninviting space and the lack of an obvious access.
- 4.2 The proposals will involve the removal of the existing boundary walls and poorly designed railings, and replacing them with a coherent railing and gate design to the Holloway Road, Biddestone Road and Pollard Close boundaries.
- 4.3 The park will be improved internally with upgraded pathways, seating, play equipment and hard surface ball park space. These proposals are to be undertaken as permitted development (P.D.) and therefore do not form part of this application.
- 4.4 An arboricultural programme to provide new trees will form part of the wider proposal for the open space improvement.
- 4.5 These proposals are all considered to be positive improvements and accordingly the application is recommended for approval subject to conditions.

5.0 SITE AND SURROUNDING

- 5.1 Biddestone Road Open Space was formerly known as Lorraine Park and linked directly to the Lorraine Estate which extends North West of the site along Holloway Road. The site forms a rectangle and covers 1825 sq metres. It is bounded by Holloway Road to the north east, Cranworth House and Chelmsford House (each part of the Lorraine Estate) to the north west, Biddestone Road to the south west and the current redevelopment of the former Scout Centre at 319-321 Holloway Road.
- 5.2 The space currently is a mix of open grassland interspersed with mature trees and shrubs, informal pathways, and a children's play area, and to the south west,

adjacent to Biddestone Road, a secured and tree lined ball court area with a hard surface and retaining walls to three sides.

- 5.3 The site is predominantly level with some minor changes between the play area and Loraine Estate.
- 5.4 The area around the site is residential in land use to the north west, south east and southeast, with only the Holloway Road providing a different context. There is a small electricity sub-station located just outside the site on Biddestone Road.

6.0 PROPOSAL (in Detail)

- 6.1 The proposal will provide new boundary railings, plinths, piers and gates around the perimeter of the park to improve security and sightlines, as well as offering a visual improvement.
- 6.2 New entrance and gates will be provided on the Holloway Road and Biddestone Road boundaries.
- 6.3 Improved seating will be provided around the park and path surfaces will be re-laid to a higher standard. The works will also provide improved play equipment and sports facilities. These aspects of the scheme do not require planning permission.
- 6.4 The development seeks to remove approx 17 existing trees of varying quality and age but proposes to replace these trees by ten new tree specimens overall.

7.0 RELEVANT HISTORY:

Planning Applications

- 7.1 P121054 - Demolition of existing part 1, part 2 storey Scout Centre buildings (D2 (e) use class) and erection of a part 5, part 6 and part 7 storey mixed use building comprised of 800sqm (GIA) of Scout Centre (D2 (e) use class) and community facilities (D1 use class) at ground and first floor levels and No. 34 residential units on the upper floors, plus associated bin and bicycle storage, landscaping and other associated works. This was approved on 15/05/2013.
- 7.2 The approval of the scheme to redevelop the Scout Centre (see reference above P121054) enabled a land swap to be made following the approval of the scheme at committee on 26/07/2012. The rear part of the Scout Centre buildings remain standing at present but will be demolished to extend the area of Biddestone Road Open Space up to the boundary with Pollard Close.

8.0 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 97 adjoining and nearby properties at Pollard Close, Chelmsford House, Cranworth House, Biddestone Road and Holloway Road

on 23 April 2014. A site notice was displayed on May 2014. The public consultation of the application therefore expired on 22 May 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 one response 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).

- Easier access for people walking through the park and for anti social behaviour to occur (10.15 and 10.16).
- The park gates are rarely locked (10.10).

External Consultees

8.3 No responses from external consultees.

Internal Consultees

8.4 Access Officer: No objection to the proposal but identified a number a number of small queries, which are considered and addressed in the evaluation.

8.5 Tree Officer: No objections to the proposal subject to the submission of an arboricultural report.

8.6 Design and Conservation Officer: No objections to the new railings and gates.

8.7 Playspace: The Greenspace Play Strategy and Greenspace Play Checklist have provided design guidance.

9.0 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the relevant policies and guidance notes of the 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 and the supporting NPPG are material considerations 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, Finsbury Local Plan 2013 and Site Allocations 2013:

Islington Local Plan

The site is a designated Open Space (OS23)

London Plan

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

The main issues arising from this proposal relate to:

- Land Use
- Design Considerations
- Accessibility
- Landscaping and trees
- Crime and Anti Social Behaviour
- Neighbouring amenity

Land-use

- 10.1 The area is a designated Open Space (OS23) and the intention of the proposal is to enhance its use and appearance.
- 10.2 The play equipment in the park is dated and although there is no significant history of anti social behaviour, the applicant has advised that the perception of the park is negative. The space is relatively isolated from local residents and disconnected from the wider community despite its central position. The applicant advises that the park is underused by the local community. This proposal does not lead to a change of use.

Design Considerations

- 10.3 The existing railings around the site are in poor condition, form parts of a boundary along with brickwork walls, and in some places are absent altogether. The proposal is to provide a coherent boundary design of replacement railings and gates to the three boundaries of Holloway Road, Pollard Close and Biddestone Road, though no gate to the Pollard Close boundary.
- 10.4 The boundary to the Loraine Estate is marked out by hedges, shrubs and flower beds and no alterations are proposed there.

- 10.5 The Holloway Road boundary will involve replacing the present brick wall with full height railings surmounted on a brick plinth and new access gates at the mid point along the boundary.
- 10.6 The Biddestone Road boundary is currently the most in need of attention with partial gaps in the railings and temporary metal fencing. The proposal here, as with the Holloway Road boundary, is to replace the railings with the new design atop a brick plinth. The electricity sub station will remain and the new railings and plinths will abut it to either side.
- 10.7 The Pollard Close boundary is partly framed by the new building of 319-321 Holloway Road, and also by the soon to be demolished two storey structure to the rear which will enable the open space to be partially enlarged as part of the approved development. The gap will be replaced by the new full height railings to match those on Holloway Road and Biddestone Road but no gate is proposed to this boundary.
- 10.8 The railings and gates will be made of galvanised mild steel and powder coated jet black.
- 10.9 The works will offer a visual improvement to and provide greater integrity for the Biddestone Open Space and enhance the wider streetscape. The works therefore accord with policies DM2.1 of the Development Management policies 2013, policy CS9 of the Core Strategy 2011 and Urban Design Guidelines 2006.

Accessibility

- 10.10 The proposal has been reviewed by the Inclusive Design Officer. The proposal presents an opportunity to improve access both to the open space and access around the open space. All entrances to the park will have step free access into the park and there will be a new layout of pathways with improved tarmac surfacing. The change of layout to paths will mean some change in gradient but this will be gradual. The double leaf gates will be left open between dawn and dusk (the policy for all Islington parks) to enable easy access.
- 10.11 The proposal is considered to be in accordance with policy 7.2 of the London Plan 2011, policy DM2.2 of the Development Management policies 2013, policy CS12H of the Islington Core Strategy 2011 and the Inclusive Design SPD 2014.

Landscaping and Trees

- 10.12 The Tree Officer has reviewed the proposals. The existing trees are predominately located around the site or close to retaining walls. They provide screening from traffic noise and help reduce pollution levels. The majority of trees are mature or semi mature, and include sycamores, Norway maples, cherries and Swedish whitebeams. The overall quality is good and the trees make a substantial contribution through scale, textural variety and visual impact. Where there is tree loss, loss is justified, and the majority of the trees indicated for removal are for arboricultural reasons. These include proximity of growth to the wall, internal trunk decay, leaning trees, suppression from adjacent mature trees and bark defects.

- 10.13 It is recommended that an arboricultural method statement is conditioned in order to ensure the retained trees are adequately protected during the re-development.
- 10.14 Subject to conditions it is considered that the proposal is compliant with policy 7.21 of the London Plan 2011, Plan 2002, policy DM6.5 of the Development Management policies 2013, and policy CS15A, B and F of the Islington Core Strategy 2011.

Crime and Anti Social Behaviour (ASB)

- 10.15 The applicants have consulted with the local police in regard to any existing ASB issues and this has informed the design, in particular to the proximity of the park to the Emirates Stadium and ASB in the area related to match days. The applicants have also consulted with the Safer Neighbourhood Team and MAGPI in addition to the police. The repair of gaps in the boundary treatment and the formal introduction of a new entrance from Holloway Road is likely to make the use of the park more manageable and it is hoped with an increase in usage will reduce the likelihood of anti social behaviour.

Neighbouring Amenity

- 10.16 The Council seeks to ensure that any new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, sense of enclosure or noise. The alterations to the design of the railings, the completion of railings where gaps remain, and the replacement of brick walls with railings will not materially affect residential neighbours, and in fact there will be an overall visual enhancement.
- 10.17 The enclosure of gaps within the present fencing will offer an improvement to security for residents.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The installation of new railings and gates to the elevations of the open space will improve its access and usability and offer a visual enhancement when viewed from adjacent streets.
- 11.2 The internal improvements to pathways, seating, play space and the hard surface ballpark area will provide better facilities and open the space up to all residents and other users.
- 11.3 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies, the National Planning Policy Framework and Planning Policy Guidelines and is recommended for approval subject to appropriate conditions.

Conclusion

It is recommended that planning permission be granted subject to conditions 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:

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>781_P_001, 781_P_010, 781_P_020, 781_P_021, 781_P_022, 781_P_023, 781_P_024, Planning Statement (Winter 2014), Islington Tree Survey (Graham Tindal 24/04/2013).</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Trees
	<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 arboriculture method statement, AMS) in accordance with 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.</p> <p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained</p>
4	Tree Planting
	<p>CONDITION: The replacement trees shall be indentified in terms of species and location in agreement with the Councils Tree Officer, and the tree planting shall be delivered and completed within the first full planting season after the removal of existing trees.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained</p>

5	Materials (Details)
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The samples and details shall include:</p> <p>a) Railing and finial detail and sample.</p> <p>b) Brick plinth sample</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

List of Informatives:

1	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>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

3 London's people Policy 3.1 Ensuring equal life chances for all	7 London's living places and spaces Policy 7.2 An inclusive environment Policy 7.3 Designing out crime Policy 7.4 Local character Policy 7.18 Protecting local open space and addressing local deficiency Policy 7.21 Trees and woodland
---	---

B) Islington Core Strategy 2011

Spatial Strategy Policy CS8 (Enhancing Islington's Character)	Policy CS16 (Play Space) Policy CS17 (Sports and Recreation Provision)
Strategic Policies Policy CS15 (Open Space and Green Infrastructure)	

C) Development Management Policies June 2013

Design and Heritage DM2.1 Design DM2.2 Inclusive Design	Health and open space DM6.3 Protecting open space DM6.4 Sport and recreation DM6.5 Landscaping, Trees and Bio diversity
---	--

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
Biddestone Road Open Space (OS23)	None

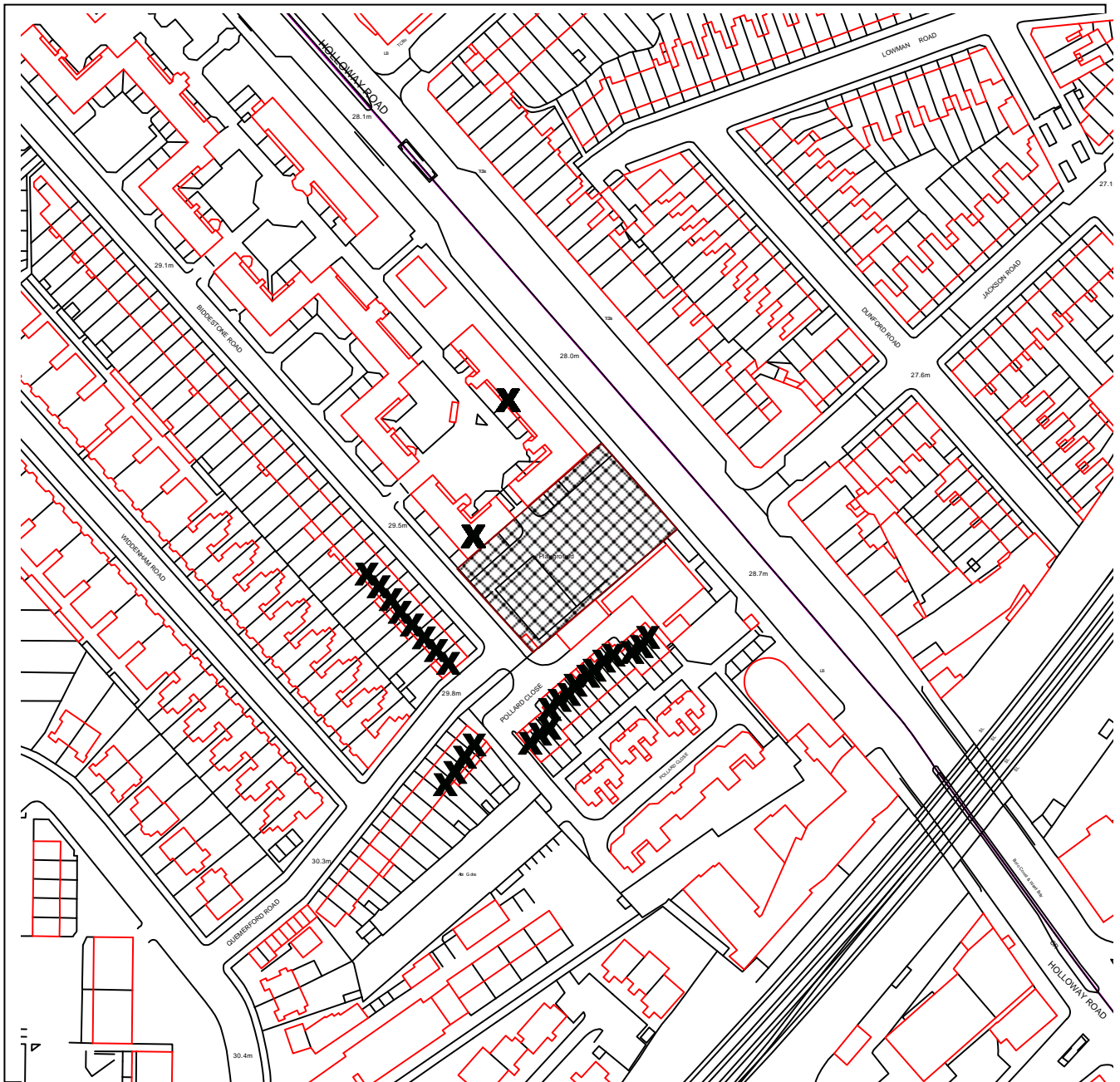
Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan	London Plan
Environmental Design	Accessible London: Achieving and Inclusive Environment Providing for Children and Young Peoples Play and Informal Recreation



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/1474/FUL

LOCATION: BIDDESTONE ROAD OPEN SPACE, BIDDESTONE ROAD N7

SCALE: 1:2000

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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 A		
Date:	3 rd March 2015	NON-EXEMPT

Application number	P2015/0178/FUL
Application type	Full Planning Application
Ward	Barnsbury Ward
Listed building	Shopfront Locally Listed
Conservation area	None
Development Plan Context	<ul style="list-style-type: none"> - Barnsbury Conservation Area - Locally Listed Building - Mayors Protected Vista
Licensing Implications	none
Site Address	24 Thornhill Road, London, N1 1HW
Proposal	Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace.

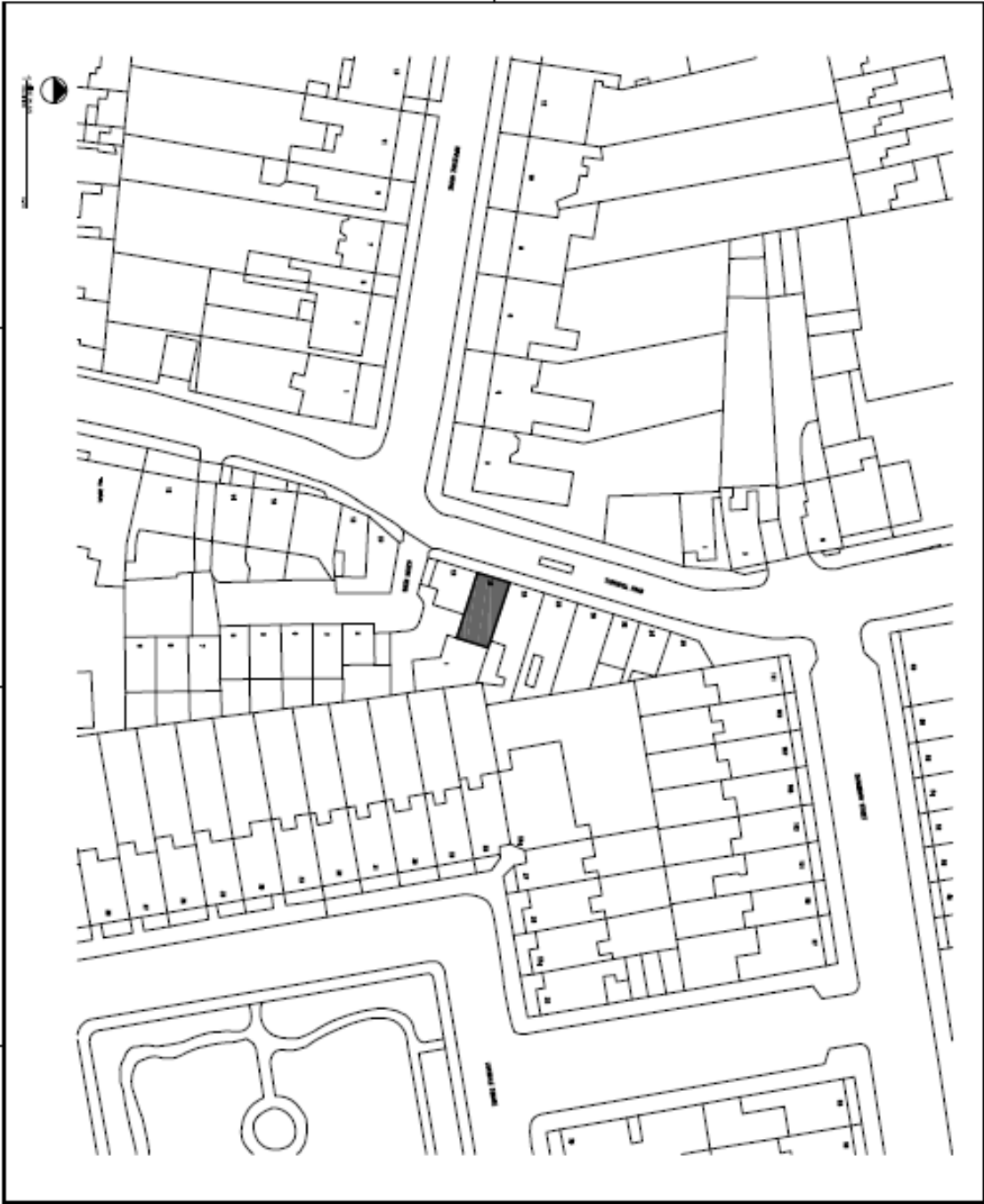
Case Officer	Joe Aggar
Applicant	Jonas Upton-Hansen
Agent	Jonas Upton-Hansen

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)**



3. PHOTOS OF SITE/STREET



Image 1: Aerial view



Image 2: View from Albion Mews



Image 3: View looking north along Thornhill Road from Ripplevale Grove



Image 4: 24 Thornhill Road

4 SUMMARY

- 4.1 Planning permission is sought for replacement of existing red tile mansard roof with unconventional mansard roof extension with dormer window to the south west elevation. The proposed roof extension will align with the adjacent property. The roof terrace will be enlarged with the removal of the monopitched roof. Alterations are also proposed to the south west elevation to bring the first floor level in line with the footprint of the ground floor.
- 4.2 The proposed roof extension, side extension and associated alterations would not detract from the character and appearance of the application property and wider terrace and would not detrimentally impact upon neighbour amenity.
- 4.3 The application is therefore recommended for approval subject to conditions.

5 SITE AND SURROUNDING

- 5.1 The site is located on the eastern side of Thornhill Road. The property is in use as a single family dwelling. The property consists of a locally listed shopfront, all timber frontage with two bay windows above and parapet cornice.
- 5.2 The property is located towards the end of terrace and is two storeys in height with a set back roof addition and existing roof terrace to the front.
- 5.3 The properties surrounding the site on Thornhill Road comprise of traditional Victorian terraces, two storeys in height, some of which have been converted to residential use at ground floor. The immediate area is predominantly residential in character.
- 5.4 The site is located within the Barnsbury Conservation Area. The shopfront is locally listed.

6 PROPOSAL (in Detail)

- 6.1 The proposal consists of the replacement of existing red tile mansard roof addition with an unconventional mansard roof extension. This would incorporate a new stairway to access at roof level also. The roof terrace would be extended as a result of the mono pitched roof being removed. The south west elevation at first floor level would be extended to cover the ground floor footprint of the building. Timber sash windows are proposed at ground, first and second floors to the south west elevation plus a full height off centre window to the west elevation at second floor level.
- 6.2 The application has been referred to the Planning Sub-committee A as it was previously refused by Planning Sub-committee A on 3rd December 2014.

7 RELEVANT HISTORY

PLANNING APPLICATIONS

- 7.1 P2014/2536/FUL - Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace. Refused 03/12/2014.

REASON: The proposed roof extension, by reason of the form, size and design of the side elevation, is considered to be an overly dominant and incongruous addition out

of keeping with the character of the host building and of the wider character and appearance of the Barnsbury Conservation Area. As such the proposal is considered to contrary to policies DM2.1 and DM2.3 of the Development Management Policies 2013, CS8 and CS9 of the Islington Core Strategy and guidance within the Islington Conservation Area Guidelines.

- 7.2 P2014/1504/FUL - A general refurbishment and alterations to the property including amendments to the rear elevation and fenestration and alterations to the existing roof extension to align with adjacent property, and including replacement of red tiles with slate. Withdrawn by applicant.
- 7.3 P040470 - Change of use from retail (ground floor) to single family dwelling, including proposed rear roof extension with roof terrace. Approved 24/04/2004.
- 7.4 P030071 - Raising roof level to accommodate extra room, including provision of rear dormer and creation of roof terrace. Refused 26/02/2003.

PRE APPLICATION ADVICE

- 7.5 None

ENFORCEMENT:

- 7.6 No history.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 27/01/2014. A site and press advert was also released. These will expire on the 26/02/2015. At the time of the writing of this report no responses had been received from the public with regard to the application. Members will be updated at committee of any additional responses received.

Internal Consultees

- 8.4 The Design and Conservation Officer: replacement is acceptable in principle. However still hold concerns over additional mass and bulk. Dormer window to side elevation oversized. Glazing to the rear elevation is inappropriate.

External Consultees

- 8.5 None

9 RELEVANT POLICIES

- 9.1 Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the relevant policies and guidance notes of the development plan documents.

National Guidance

- 9.2 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 and the supporting NPPG are material considerations and have been taken into account as part of the assessment of these proposals.

Development Plan

- 9.3 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)

- 9.4 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10 ASSESSMENT

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

- Character and appearance of the Conservation Area
- Neighbouring Amenity

Character and Appearance of the Conservation Area

- 10.2 The property is part of a Georgian terrace in a residential street within the Barnsbury Conservation Area. The terrace within which the property is situated does not reflect the prevalent characteristics of the Conservation Area being adjacent to the footway and not possessing the same degree of consistent design with alterations having already been undertaken to the properties, including the roof addition at 18 Thornhill Road. To the rear there is also a modern style residential development fronting Albion Mews.
- 10.3 There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The aim of this duty is reflected in Policy CS9 of Islington's Core Strategy (CS).
- 10.4 The property is not statutorily listed. The shopfront is locally listed and whilst this affords it no statutory protection, this indicates the historical importance of this part of the building. The local listing does not cover the whole building.
- 10.5 The rooflines of streets within the Conservation Area, particularly within a terrace, are recognised as a major component of its character. The Urban Design Guide seeks to protect the integrity of roof lines where they are largely unbroken, and the number, age, and extent of roof alterations, along with the length of terraces are all considerations in determining the appropriateness of new additions.
- 10.6 The current roof addition was granted in 2004. It consists of a red tiled unconventional mansard roof with front roof terrace and access stairway. The proposal seeks its replacement together with associated glazed access stairway. Considering the existing arrangement at this level the principle of a replacement is seen as acceptable.
- 10.7 The CADG indicates that, with the exception of buildings within Schedule 10.2, roof extensions visible from any street level or public area will not be permitted. The property is not one of the identified buildings. In terms of the likely visual impact, the

extension replaces an existing roof addition and would be hidden by the parapet to the front and would not be visible from publicly-accessible land. The proposal would not be out of keeping with the host building or disrupt the line of the terrace and that it would not conflict with the objectives of the CADG. However the existence of the current 2004 roof extension is a substantial material consideration.

- 10.8 The rear of Thornhill Road is visible from rear of Lonsdale Square and Albion Mews. From the gardens and the rear windows of these houses the varied architecture at the backs of nearby buildings becomes apparent. The properties to the rear of Thornhill Road have already altered by a variety of roof additions.
- 10.9 The proposal seeks to address the reasons for refusal on the previous planning application P2014/2536/FUL *'by reason of the form, size and design of the side elevation, is considered to be an overly dominant and incongruous addition out of keeping with the character of the host building and of the wider character and appearance of the Barnsbury Conservation Area.'*
- 10.10 The proposal has now been amended since the refusal and would have an angled rear and side elevation, thereby resembling the appearance of a mansard with a slate finish mitigating the size in comparison to the previously refused scheme. The mass and form would not be dissimilar to the existing and no higher than the existing side parapet with no. 26. Whilst private views within conservation areas are an important consideration the roof addition does not detract from the general form and appearance of the property. The slate finish is considered a visual improvement in comparison to the red tiles and would not detract from the building.
- 10.11 The development would not interrupt the rhythm and integrity of the parapet roofline to the rear, based on the existing massing, the proposed alteration would be seen as a minor feature within the variety of forms at the back of the buildings within this terrace. In this regard the proposal is seen to preserve the character of the Conservation Area.
- 10.12 A proposed full height off-centre glazed window is proposed to the rear elevation within the roof extension. This contemporary design is seen at odds with the traditional brick finish and is recommended that this could be conditioned to be removed. There are also contemporary double doors to the front elevation. These are not visible from the public realm and are considered not harmful.
- 10.13 At first floor level to south west side elevation an extension is proposed to bring this floor level in line with the ground floor footprint of the building. This alteration is considered relatively minor and would be finished in a material consistent with the remainder of the building and as such is seen as acceptable.
- 10.14 The alterations to the shopfront are considered repairs and are appropriate.
- 10.15 A roof terrace is proposed which is larger in footprint than the existing and would front onto Thornhill Road. The existing arrangement at roof level consists of a roof terrace with a pitched roof and unconventional mansard roof. The proposed roof terrace would be located behind the parapet and therefore not visible from the public domain and would result in the removal of the pitched section of the roof. This would not give rise to issues of clutter that would detract from the character and appearance of the Conservation Area and would rationalise the arrangement at roof level.

- 10.16 It is considered the proposal would not result in such a marked change to the shape of the roof of the subject property that would cause significant harm to the character and appearance of the house and the terrace as a whole, and thus preserve the character and appearance of the Conservation Area.

Neighbour Amenity

- 10.17 There is a proposed partial height window to the rear of the proposed roof extension at second floor level and side windows to the proposed and existing south elevation of 24 Thornhill Square. The rear face of the properties on Thornhill Square are approximately 20m away. Guidance states 18m is a sufficient distance to prevent overlooking from to habitable window. The proposal therefore is not considered to give rise to any undue harm in terms of overlooking.
- 10.18 A side window is proposed at first floor level and a dormer window at second floor level to the south west elevations. These would face over an access road and angle to those properties on Albion Mews would be oblique and not give rise to direct overlooking. The Development Management Plan states overlooking across a public highway does not constitute an unacceptable loss of privacy. The access road is akin to a highway with vehicular access and therefore this would not warrant reason for refusal.
- 10.19 The proposed roof terrace would be enlarged, compared to the existing and front onto Thornhill Road and Albion Mews elevations. There is already an existing roof terrace in this location. The proposal whilst larger would not exacerbate issues regarding overlooking or loss of privacy given there would be no direct overlooking to habitable rooms along Albion Mews.
- 10.20 The form and dimension of the new proposal are similar to the existing. The proposal would not give rise to undue shadowing or loss of light given the existing situation.
- 10.21 The resultant massing and form would not result in adverse loss of outlook, light or undue sense of enclosure based on existing arrangement at roof level. Therefore the proposal would comply with policy DM2.1 of the Development Management Policies.

Other Matters

- 10.22 Whilst the significance of the designated heritage asset, the statutory listed terraces on Lonsdale Square, requires special regards the Design and Conservation Officer has not raised any issues that the proposal may impact on the adjacent statutory listed buildings on Lonsdale Square, and as such it is considered to be acceptable in this regard.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed roof terrace, access stairway, extension to south west first floor elevation and roof extension are considered to be acceptable with regards to design and impact on neighbour amenity.
- 11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

11.3 It is recommended that planning permission be granted subject to conditions.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>A A0-000 RevA; A A0-030 Rev A; A A0-100 RevA; A A0-300 RevA; A A0-301 RevA; A A0-302 RevA; A A0-303 RevA; A A0-320 RevA; A A0-321 RevA; A A0-350 RevA; A A0-351 RevA; A A0-360 RevA; A A0-361 RevA; A A0-362 RevA; A A1-100 Rev A; A A1-101 RevA; A A1-102 RevA; A A1-103 RevA; A A3-000 RevA; A A3-001 RevA; A A3-010 RevA; A A3-011 RevA; A A3-012 RevA; A A3-200 RevA; A A3-201 RevA; A A3-250 RevA; A A3-251 RevA; unnumbered photomontage.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable</p>
4	Windows
	<p>CONDITION: Details of all new windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include materials, profile, reveal depth and detailing.</p> <p>The development shall be carried out in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>

5	Treatment to second floor rear elevation
	<p>CONDITION: Notwithstanding the approved drawings, no permission is hereby granted for the rear window at second floor level to the east elevation. Revised drawings of an alternative east elevation dormer window to the mansard roof shall be submitted to an approved in writing to the local authority prior to works commencing or it should be removed in its entirety.</p> <p>The development shall be carried out in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the appearance of the building is acceptable.</p>

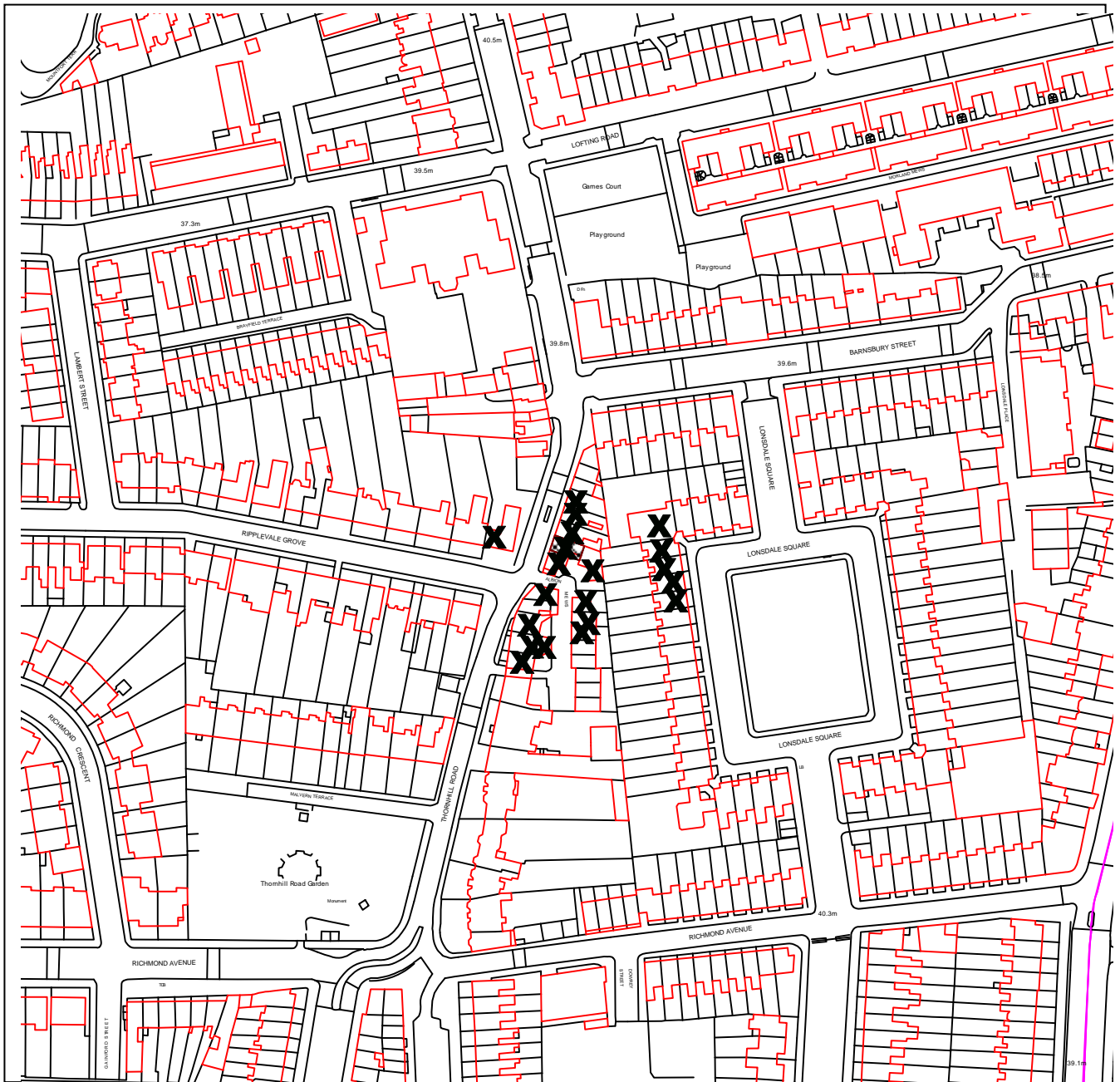
List of Informatives:

1	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>Whilst no formal pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2015/0178/FUL

LOCATION: 24 THORNHILL ROAD, LONDON N1 1HW

SCALE: 1:2000

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