

# PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department

<b>PLANNING SUB COMMITTEE A</b>		<b>AGENDA ITEM NO: B3</b>
<b>Date:</b>	4 <sup>th</sup> September 2017	<b>NON-EXEMPT</b>

Application number	P2016/4990/FUL
Application type	Full Planning Application
Ward	St. Georges
Listed building	Not listed
Conservation area	Tufnell Park Conservation Area
Development Plan Context	Tufnell Park Conservation Area Article 4 (2) Tufnell Park
Licensing Implications	None
Site Address	Flat 1, 126 St George's Avenue, Islington, LONDON, N7 0AH
Proposal	Erection of single storey rear extension at lower ground level with rear roof terrace above, railings and glazed screen, repositioning of external stairs along the eastern boundary. RECONSULTATION 14 Days; (Amended description and amended plans uploaded on public website dated 05/04/2017) – repositioning of rear stairs and reduction of depth of rear extension to three metres.

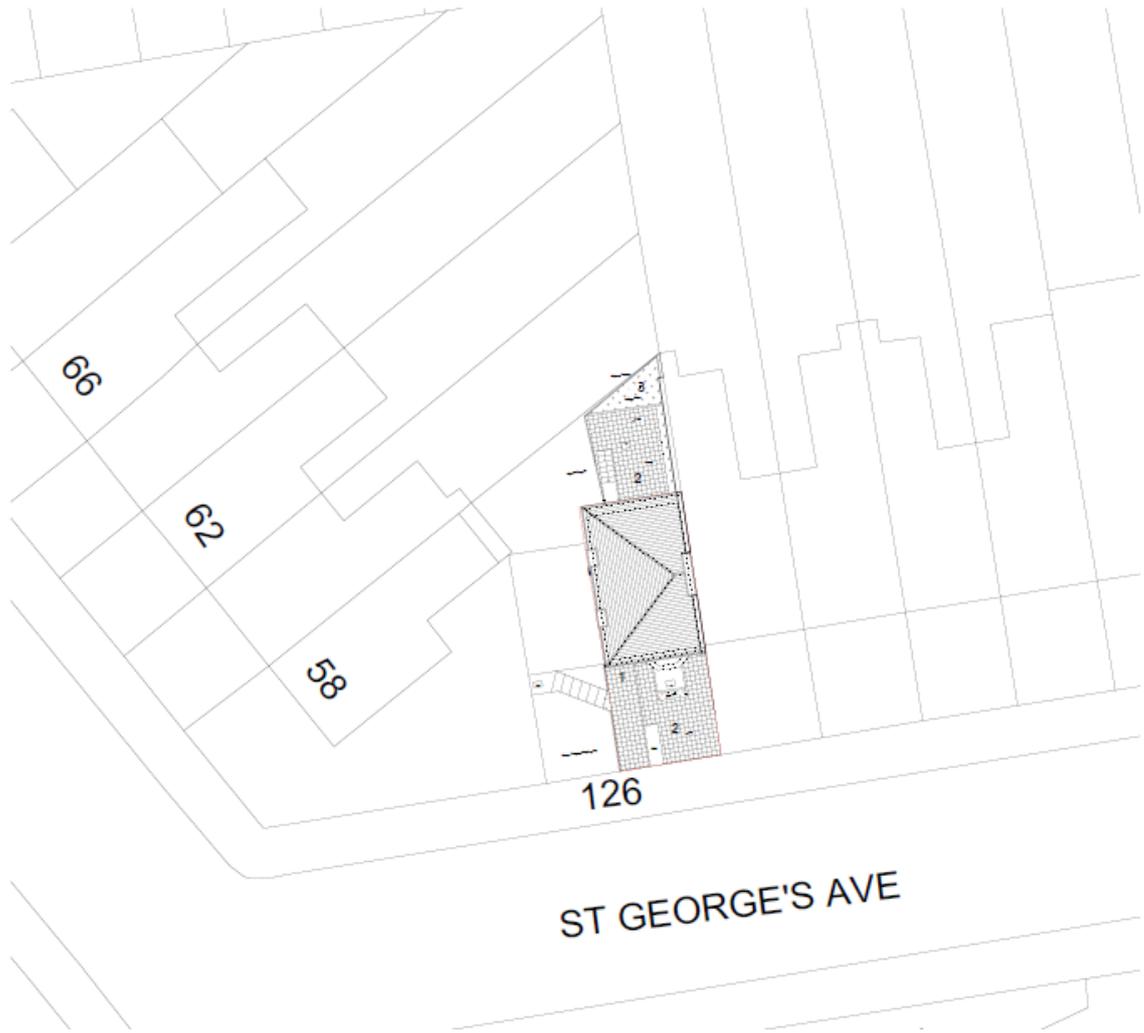
Case Officer	Eoin Concannon
Applicant	Mr Alton Cambell
Agent	Bluelime

## 1. RECOMMENDATION

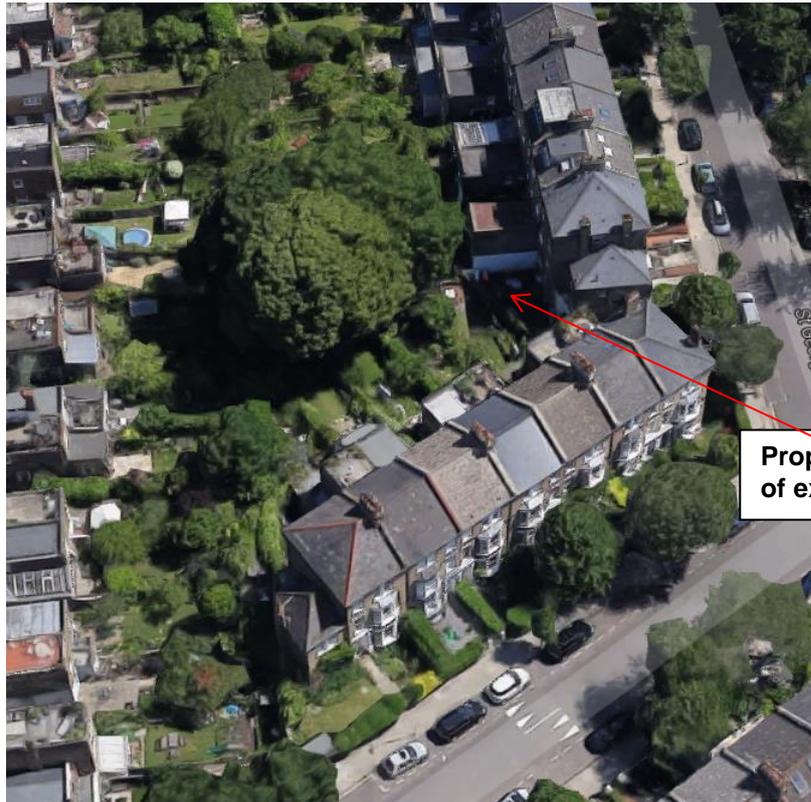
The Committee is asked to resolve to **GRANT** planning permission:

1. Subject to the conditions set out in Appendix 1.

2. SITE PLAN (site outlined in red)



**3. PHOTOS OF SITE/STREET**



**Proposed location  
of extension**

**Application Site**



**Neighbours access and garden arrangement at Flat 2, 126 St. Georges Avenue**

**IMAGE 1: EXISTING REAR**

**ELEVATION**



**Image 2:** View of existing site from neighbouring property



**Image 3:** Neighbouring properties Nos.58 & 60 Huddleston Road



**Image 4:** Existing rear elevation taken from back of garden 60 Huddleston Road



**Images 5 & 6** show the garden of 60 Huddleston Road in relation to the application site. The photos show existing boundary and window positioning in the elevation of this neighbouring property

## **4. SUMMARY**

- 4.1 Planning permission is sought for the erection of a single storey lower ground floor rear extension, partially excavated (1.5 metres) with a roof terrace above and the relocation of external stairs from the current western location to the eastern boundary. The roof terrace would include an associated opaque glass privacy screen along the western side measuring 1.8 metres in height.
- 4.2 The main considerations in the assessment include the impact of the proposals on the character and appearance of the host building and the Tufnell Park Conservation Area as well as the safeguarding the amenity levels of the adjoining and surrounding residential properties.
- 4.3 The plans have been amended during the processing of the application with the depth of the lower ground rear extension reduced to 3 metres and the stairs repositioned. The extension would now appear subordinate within the building it would extend. It would be acceptable in terms of mass, height, scale and depth. Given its lower ground positioning, it would appear proportionate to the terrace it forms part of. It would preserve the scale and integrity of the original three storey building. The excavation works comply with the requirements of the Basement SPD.
- 4.4 Whilst concerns have been raised regarding the impact on neighbours' amenity, Officers consider that the development would not lead to any additional overlooking than presently exists. There would be no loss of daylight, sunlight or sense of enclosure from the development.
- 4.5 For the above reasons the recommendation to committee is to resolve to grant permission subject to planning conditions.

## **5. SITE AND SURROUNDINGS**

- 5.1 The application site is situated on the northern side of St. George's Avenue and comprises a ground floor flat which forms part of a three storey end of terrace property with 5 existing flats.
- 5.2 To the north and west, the site abuts the garden of Flat 2, 126 St. Georges Avenue (two storey extension to the original building) and Nos.58 and 60 Huddleston Road. These properties are also three storey Victorian period terraces with two storey rear projections extending out from the main rear wall. There are three properties immediately to the west with existing roof terraces above the existing projections. A further five roof terraces exist along Tufnell Park Road further north of the site.
- 5.3 To the east, lies No. 124 St George's Avenue, a three storey Victorian period property, which has been converted into two flats. The two storey projection of this neighbouring property extends the majority of the site boundary with the application site thereby screening the proposed development to the east. To the rear of the application and further north lie the rear gardens along Tufnell Park Road with a distance of over twenty metres separating these site curtilages.
- 5.4 The property is within the Tufnell Park Conservation Area however it is not listed building. Generally, the surrounding area is predominately residential in character, with a variety of extensions including single storey rear extensions, dormer roof additions and roof terraces.

## **6. PROPOSAL (IN DETAIL)**

- 6.1 Planning permission is sought for the erection of a single storey lower ground floor rear extension with roof terrace above and repositioning of external stairs along the eastern boundary. The plans have been amended during the processing of this application with the overall size and design altered

6.2 The amendments include the following

- Reduction of the depth of the extension from 3.5m to 3m
- Set in of the roof terrace from the perimeter of the roof by 1m
- Inclusion of opaque glazing screening measuring 1.8m in height providing a visual screen along the western flank
- Repositioning of the stairs from the western boundary to the eastern flank against the existing projecting return of No.124 St George's Avenue.

6.3 The extension would be set 1.5 metres below the existing ground level and would now measure 3 metres deep, 3.7 metres wide and 3.1 metres high (1.6 metres above existing ground level). It would be finished with brickwork matching the existing building and metal railings (1.1 metres high) facing the rear garden and sliding doors facing onto the remaining garden.

6.4 The roof terrace would be accessed by external stairs from the rear garden and also by a new door on the main rear wall of the building. An opaque screen 1.8 metres would be set in 1 metres from the edge of the extension providing a visual screen along the western boundary.

## 7. RELEVANT HISTORY:

### PLANNING APPLICATIONS:

7.1 **P2013/3619/FUL:** The installation of an external timber staircase at the rear ground floor level to allow direct access from Flat 2 to the garden. **Approve with conditions 29/10/2013**

7.2 **830014:** Conversion to provide three 2-bedroom flats and two 1- bedroom flats. **Approve with conditions 11/05/1983**

### ENFORCEMENT:

7.3 None

### PRE-APPLICATION ADVICE:

7.4 None

## 8. CONSULTATION

### Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties on St. Georges Avenue and Huddleston Road. A site notice and press advert were displayed on the 24<sup>th</sup> January 2017. The public consultation on the 23<sup>rd</sup> February 2017.

8.2 A second period of public consultation took place following the receipt of amended plans with letters sent to the adjoining neighbours and objectors on the 5<sup>th</sup> April 2017. This consultation period ended on the 20<sup>th</sup> April 2017.

8.3 It is the Council's practice to continue to consider representations made up until the date of a decision. At the time of writing of this report a total of 16 objections in total had been received from the public with regards to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Design – the proposal does not enhance the character and appearance of the conservation area in terms of scale, materials, height, and design. **(Paragraphs 10.6—10.13)**
- The screen glazing/materials is not a sympathetic design to the conservation area **(Paragraphs 10.09 to 10.13)**
- Overdevelopment of the site leading to significant loss in garden space **(Paragraph 10.10)**
- Overlooking from the roof terrace and external steps **(Paragraphs 10.19-10.26)**
- Overlooking of neighbours windows **(Paragraphs 10.17 to 10.26)**
- Overbearing impact on neighbours **(Paragraphs 10.18 to 10.26)**
- Impact on neighbours' amenity in terms of noises and disturbance during construction **(Paragraphs 10.27 to 10.32)**
- Structural concerns to the neighbouring property existing return **(Paragraphs 10.28 to 10.32)**

### **Internal Consultees**

8.4 **Design and Conservation** – No objection subject to brickwork matching the existing building.

## **9. RELEVANT POLICIES**

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

### **National Guidance**

9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

### **Development Plan**

9.2 The Development Plan is comprised of the London Plan 2016, 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. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Design and Conservation
- Neighbouring amenity
- Structural Issue and excavations
- Other Issues

## **Design and Conservation**

10.2 The application proposes the erection of a single storey lower ground floor rear extension with roof terrace above and repositioning of external stairs along the eastern boundary.

10.3 Section 72 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of Conservation Areas within their area.

10.4 Section 5.134 of the Islington Urban Design Guide (IUDG) sets out the following:

*Rear extensions must be subordinate to the original building; extensions should be no higher than one full storey below eaves to ensure they are sufficiently subordinate to the main building. For this reason and also in order to respect the rhythm of the terrace, full width rear extensions higher than one storey, or half width rear extensions higher than two storeys, will normally be resisted, unless it can be shown that no harm will be caused to the character of the building and the wider area.*

10.5 The Tufnell Park Conservation Area Design Guidelines (CADG) sets out the following with regards to rear extensions:

*Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted, unless it can be shown that no harm will be caused to the character of the area.*

*In order to preserve the scale and integrity of the existing buildings it is important that rear extensions are subordinate to the mass and height of the main building. Rear extensions will be permitted on their merits and only where the scale, design and materials to be used are in keeping with the existing property and where all other planning standards are met.*

*Where permitted, rear extensions should conform with the main building in terms of scale, design and materials.*

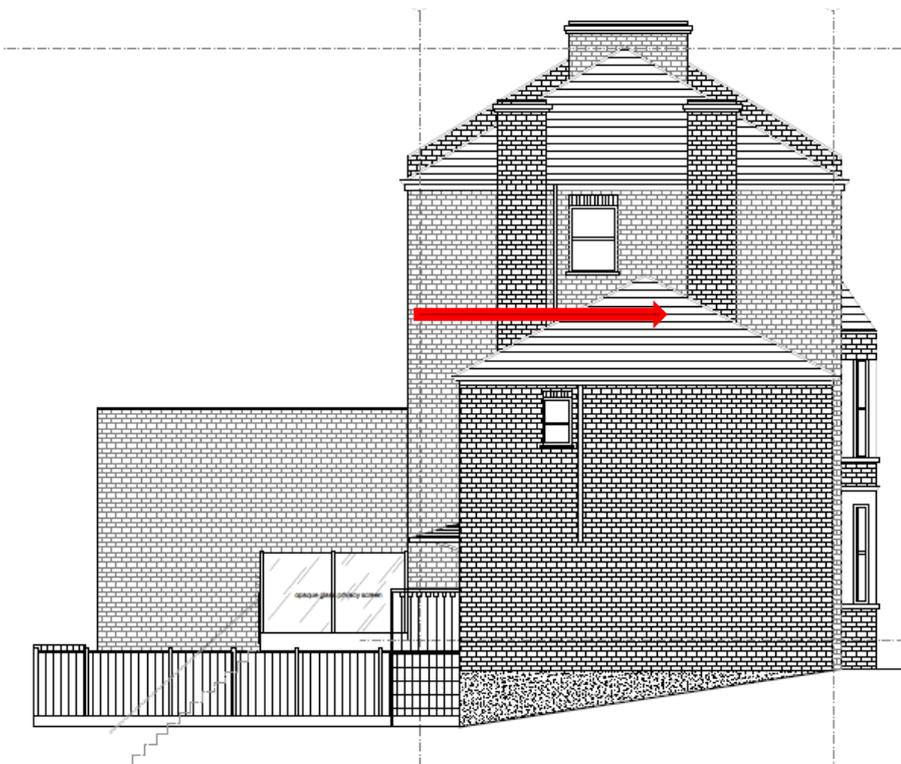
*In considering applications for extensions, modern materials such as glass and steel may be acceptable as long as the design of the new buildings acknowledges the scale and character of the area.*

10.6 The mass, height, scale, depth and proportions of the proposed single storey rear extension are considered to remain subordinate to the original three storey building and its wider terrace setting. The extension would be set in 1 metre from the flank wall of the main building and would measure 3 metre in depth and 3.1 metres in height with a flat roof. The roof terrace above would be set in a further 1 metre from the roof edge thereby reducing the visual impact of the screening from the western flank.

10.7 As illustrated in drawing 1 below, the adjoining property at No.124 St. George's Avenue has a larger two storey rear return which extends the entire depth of the application site. Visually, both the extension and screening measures (associated with the roof terrace) would blend into this foreground of this existing projecting return which is both larger and higher than the proposal. This neighbouring return projects a further 3 metres in depth and 3 metres higher than the proposal. Officers consider that extension would provide a visual break from the scale and massing of this neighbouring building without detracting from the character and appearance of the conservation area. In the context of existing developments in the area, Officers consider that the overall mass, scale, height and depth acceptable as shown below in drawing 1.

**2-storey projection at  
124 St. Georges  
Avenue**

**Proposed extension  
under consideration**



**Drawing 1** Proposed Side Elevation facing Huddleston Street

- 10.8 The subordinate appearance is partially due to the proposed excavation works which would bring the finished floor level 1.5 metres below existing ground level. It ensures that the height would be acceptable along the side boundary with the top of the roof measuring 1.6 metres above ground level along the western flank. Such height along a boundary would be below the height allowed under permitted development for a standard fence or side boundary wall (2 metres height allowed under permitted along a side boundary).
- 10.9 Whilst the glazed screen would add a further 1.8 metres of height (to protect the neighbours' privacy), as noted this element is set in a further 1 metre from the edge of the roof of the extension and 2 metres from the edge of the main building. Setting this glazing and roof terrace in from the extension and side of the main building reduces the visual bulk with both elements read separately. The mixture of both London stock brick and glazing are acceptable in this instance and would not detract from the character and appearance of the Conservation Area. The Design Officer has been consulted and recommended that the details of the glazing and materials be secured by condition in order to ensure that the quality of details would enhance the building. Officers consider that in the context of the existing two storey return in the background

and given the subordinate nature of the development, the use of glass is acceptable. It would not overpower or dominate the existing London stock character given its overall size and positioning and as demonstrated in drawing 1 above.

- 10.10 Consideration has also been given to the extent of the proposed increase to the footprint of the dwelling and the impact on the character of the modest rear garden and the property's dense urban setting. The proposed extension is considered to balance the increase in built form with retaining sufficient private outdoor amenity space at the rear of the property. The existing garden measures 27.1 square metres. When taken the footprint of the extension 14.3 square metres would be retained which represents over half the rear garden (53 percent). This complies with the Urban Design Guide and the Basement SPD which requires more than half the garden to be retained. The roof terrace would add a further 9.2 square metres of amenity space thereby retaining a total of 23.5 square metres of amenity space. It would not lead to an overdevelopment of the garden given that over fifty percent is retained.
- 10.11 The appearance and use of materials (including brickwork to match existing, timber sliding sash window at upper ground floor and French doors at lower ground floor level) are considered to be appropriate. Whilst concerns have been raised by the objectors in regard glazed screen, given its positioning (set in from edge of the extension and in the foreground to the larger two storey rear return behind), its visual impact would be minimal. The Tufnell Park Conservation Area Design Guidelines acknowledges that modern materials may be acceptable pending on their scale and character. In this instance, the scale of the development is proportionate to the main building and the moderate garden size, The glazing would also blend into the backdrop of the much larger rear return at No.124 St George Avenue. Furthermore, the Design and Conservation Officer has raised no objections subject to the detailing of the glazing in this instance.
- 10.12 Section 72 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of Conservation Areas within their area. It is considered that the proposal would be acceptable in design terms and would preserve the visual appearance and historic character of the Tufnell Park Conservation Area bearing in mind the surrounding context and the visual appearance of the existing buildings on site.
- 10.13 The proposal is therefore considered to be consistent with the aims of Council objectives on design and in accordance with Islington Development Management Policies DM2.1 and DM2.3, and guidance contained within the Islington Urban Design Guide (2017) and the Tufnell Park Conservation Area Design Guidelines (2002).

### **Neighbouring Amenity**

- 10.14 The proposal is for a single storey lower ground floor rear extension with roof terrace above and alterations to the existing fenestration at rear lower ground floor level.
- 10.15 Part X of Policy DM2.1 requires new development to provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.16 The objections received have raised concerns regarding the impact on the adjoining neighbours' amenity. This is more in relation to the roof terrace above than the extension itself however both will be addressed.

### ***Impact of single storey rear extension on neighbours amenity***

- 10.17 Officers consider that the single storey rear extension would not impact on the adjoining neighbour's amenity space. As noted in the previous design section, the extension would have a floor level 1.5 metres below existing ground level and set in from the edge of the building by 1.5 metres. To the east, the two storey rear return of No.124 St Georges Avenue projects 3 metres

deeper and higher than the proposed extension. As such, the occupants of this property would not be affected by loss of daylight, sunlight, overlooking or any sense of enclosure. To the rear, the site abuts the rear garden of No.60 Huddleston Road. Further north, the properties along Tufnell Park Road are over 21 metres to their rear boundary and a further 20 metres (approximately) to the rear wall of these properties. This would be a significant distance away (over 40 metres) from the site for these neighbour's amenity to be impacted upon.

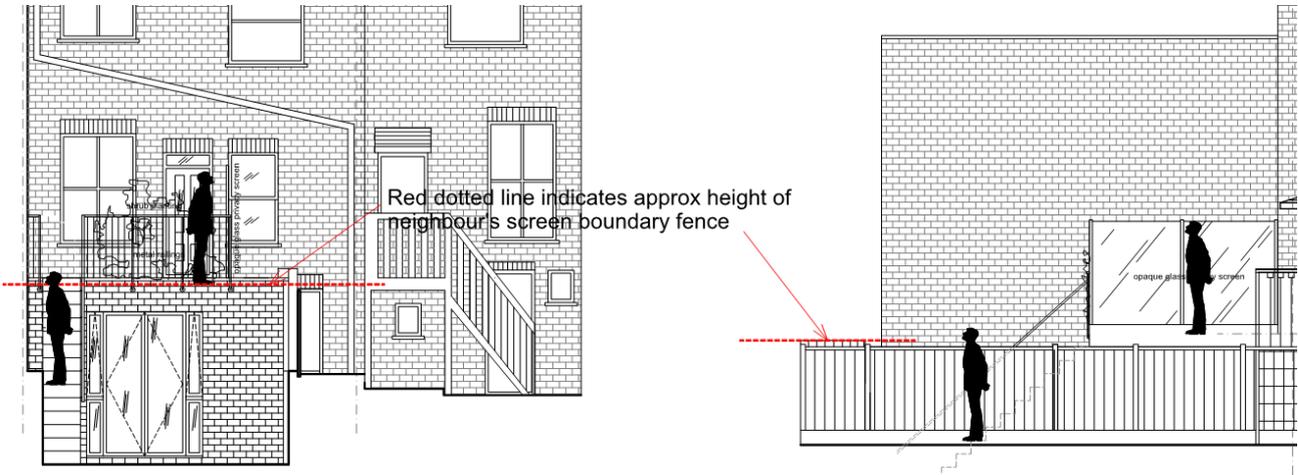
10.18 To the west, the positioning of the neighbour's windows at Flat 2, 126 St. George's Avenue are situated at a higher level to the extension and set sufficient distance away to impact on the daylight or sunlight. Similarly, the properties Nos. 58 and 60 Huddleston Road are sufficient distance away so as not to infringe on their amenity in terms of overlooking. There is a distance of 8 metres and 11 metres to the nearest windows on the two storey rear returns of both Nos. 58 & 60 Huddleston Road respectively. With no windows proposed on the flank wall of the extension, it would not lead to any overlooking concerns.

10.19 Concerns were raised by both of these neighbouring properties on the impact the extension would have on the first floor bedroom windows. Image 2 was taken from a habitable room window of No.58 Huddleston Road and demonstrates that this property currently overlooks the application sites rear garden. The extension would be slightly higher than the existing fence however it would not be reasonable to refuse on overlooking of this neighbour. This neighbour's habitable window would continue to look down onto the proposed development with a visual opaque screen preventing any loss of privacy. Furthermore, it would not have an overbearing impact on these neighbours given the separation distance between the windows and its overall height which remains relatively low in the context of the two storey rear return in the background.

***Impact of roof terrace and external steps on neighbours' amenity***

10.20 The roof terrace would be set in from the western boundary by 2 metres with an opaque screen measuring 1.8 metres in height screening the majority of the rear gardens from the residents at No.124A St Georges Avenue and 58,60,62 and 64 Huddleston Road.

10.21 Several objections have been received regarding overlooking concerns from the roof terrace to the adjoining neighbours. Officers do not consider the level of overlooking over and above what is existing on the site to be unacceptable. The opaque screening would screen the western boundary so there would be no direct overlooking along this flank. This is demonstrated in drawing 2 below which illustrates a person on the finished terrace level.



**Drawing 2:** Illustrates a six-foot person standing at finished floor level of terrace showing the screening measures to the western flank

- 10.22 Some overlooking would remain to the back end of the gardens along Huddleston Road as the safety railings on the rear elevation are lower in height. Presently, the rear gardens of both the application site and No.60 Huddleston overlook each other, largely due to the low height of the existing side boundary treatment (which is under the 2 metres height allowed under permitted development).
- 10.23 Image 4 taken from the back of No.60 Huddleston Street clearly shows overlooking into application sites habitable windows. Currently if standing on the top steps of the existing external stairs, there is overlooking of the side and back end of the garden at No. 60 due to the low open boundary treatment (6 metres separation distance from the steps to the common boundary wall/trellis). Whilst overlooking of the back end garden (60 Huddlestone Road) may be elevated to the roof terrace level, it would not significantly increase to justify a refusal in this instance. The overlooking would be focussed on a small area of the back end of this garden. The opaque screen to the side would screen the majority of this terrace from neighbours' gardens. This level of overlooking from residential properties of rear garden and elevation is entirely normal in a dense urban setting.
- 10.24 Similarly concerns have been raised regarding overlooking from the external steps along the eastern flank wall. Officers would argue that there is a far greater overlooking presently when standing on the top 2 steps of the existing rear access door than the proposed arrangement. Image 8 shown below was taken from the steps of the application site and demonstrates that a large section of the garden of No.60 Huddleston Road is presently overlooked with trellis providing some screening.
- 10.25 The lower section of the proposed external steps would be screened to the west by the existing fence as demonstrated by visual line from the person standing on the steps in drawing 2 in this report. Whilst the potential for overlooking would continue along the upper section steps, this would for a brief moment and would not be significantly worse than the existing arrangement to justify a refusal on this basis.
- 10.26 Generally, the character of the immediate area exhibits significant levels of overlooking to many of the gardens from existing terraces and low rise boundary treatments. The proposed changes would not cause a significant increase in overlooking than is presently the case. The screen would largely protect the majority of the rear gardens along the western side. Any overlooking from external steps would be for a brief moment similar to the existing steps as can be seen below in image 8. Being steps they would be used only for a reasonable access to the terrace area and would not allow any sitting out in this area.



**Image 8:** Current overlooking from application site taken from existing steps

10.27 In summary the overall impact of the proposals would not lead result to unacceptable harm to the adjacent properties or lead to a loss of outlook, daylight, sunlight, or increase in sense of enclosure or overlooking. Therefore, the proposals are considered to be acceptable and to accord with policy DM2.1 of the Islington Development Management Policies.

**Structural Issues and excavation**

10.28 The Basement SPD states “*A basement and/or/other structures should cumulatively occupy less than 50% of the original garden/unbuilt upon area, and be smaller in area than the original footprint of the dwelling whichever the lesser.*”

10.29 Para 7.1.2 of the Supplementary Planning Guidance (Basements) states basements should respond to the scale, function and character of the site and its surrounds. Where large basement extensions are proposed, the resulting intensity of basement use may be out of keeping with the domestic scale, function and character of its context.

10.30 The works would involve partial excavation of the garden and existing lower ground floor to allow the creation of second bedroom window. The garden excavation works would be to a depth of 1.5m to allow alignment with the existing lower ground floor. The method statement provided indicates that the underpinning section would be no more than 1000mm in length, 30mm below the existing concrete footing and to be 104mm in total width.

10.31 The lower ground floor would retain 53% of the rear garden area. Concerns have been raised regarding the neighbouring two storey outrigger and the potential impact on the recent underpinning and potential impact from the high water table level. It is considered that excavation works of 1.5m would not cause significant impact on the structural stability of the adjoining two storey return. Notwithstanding this view, further structural details can be secured by condition in order to ensure that the works would not lead to any adverse impact on this neighbouring properties foundations. An informative is also recommended to be attached ensuring that the applicant is aware of the need to comply with both Building Regulations and the Party Wall Act.

10.32 As such, based on the above and proposed conditions (suggested condition 5), officers are satisfied that the excavation works would be acceptable and can be designed so as not lead to adverse impact on the structural integrity of the building and the adjoining properties. Sufficient garden space is retained to the rear and the proposal would therefore be in accordance with the Basement SPD and complies with policies DM2.1 and DM2.3 of the Development Management Policies (Policies 2013).

**Other Issues**

10.33 Concerns were also raised regarding the construction and impact in terms of noise and disturbance. To address these concerns, it is recommended that a Construction Management Statement be submitted detailing traffic, demolition and removal of materials, parking during construction, measures to control emission of dust and dirt and storage of materials. On the basis of this further information and the requirement to carry out construction works between 08.00am and 6pm Monday-Fridays and 09.00am to 1.00pm on Saturdays, it is considered that the construction works would not cause adverse impact on the neighbours’ amenity in terms of noise and disturbance. This can be secured by suggest condition 6, as outlined in Appendix 6.

**11. SUMMARY AND CONCLUSION**

**Summary**

11.1 A summary of the proposal and its impacts and acceptability is set out at paragraphs 4.1 to 4.5 of this report.

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

#### List of Conditions:

<b>1</b>	<b>Commencement</b> CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
<b>2</b>	<b>Approved plans list</b> CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:  BLC-1569-EP-100 Rev F, BLC-1569-EP-101 Rev F, BLC-1569-EP-102 Rev F, BLC-1569-PP-103 Rev J, BLC-1569-PP-104 Rev H, BLC-1569-PP-105 Rev J, BLC-1569-PP-106 Rev I, BLC-1569-SP-107 Rev D, Method Statement (Excavation, underpinning and formation of retaining walls) by Bluelime Design and Build dated 13/12/2016 & Sustainability Statement by Bluelime Design and Build.  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.
<b>3</b>	<b>Materials (Compliance)</b> CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.  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.
<b>4</b>	<b>Visual Screens (Details)</b> CONDITION: Details of the opaque glazed visual screen to be installed along the western flank of the roof terrace as shown on plan no. BLC-1569-PP-104 Rev H hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.  The screens shall opaque glazing and shall be installed prior to the first occupation of the development hereby approved and the development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.  REASON: To prevent undue overlooking (oblique, backwards or otherwise) of neighbouring habitable room windows and also to ensure that the resulting visual screen is acceptable in terms of its appearance.
<b>5</b>	<b>Structural Method Statement (Details)</b> No development shall be commenced on site unless and until an updated structural engineers report and excavation strategy including methodology for excavation and its effect on all neighbouring boundaries and adjoining buildings has been submitted to and agreed in writing by the Local Planning Authority.

	<p>This strategy shall be fully implemented in accordance with the approved details.  REASON: To ensure that the proposed development would have no undue impact on the structural integrity of the neighbouring buildings.</p>
<b>6</b>	<b>Construction Method Statement (Details)</b>
	<p>CONDITION: No development works shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> <li>i. the parking of vehicles of site operatives and visitors</li> <li>ii. loading and unloading of plant and materials</li> <li>iii. storage of plant and materials used in constructing the development</li> <li>iv. measures to control the emission of dust and dirt during construction</li> <li>v. a scheme for recycling/disposing of waste resulting from demolition and construction works</li> <li>vi construction times in accordance with council's recommended hours of development.</li> </ul> <p>The development shall be carried out strictly in accordance with the details so approved and no change from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity.</p>

**List of Informative:**

<b>1</b>	<b>Positive statement</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. 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.</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>
<b>2</b>	<b>Superstructure</b>
	<p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>
<b>3</b>	<b>Working Hours of Development</b>
	<p>The applicant is advised that the accepted working hours for development within the borough are:</p> <p>8:00am - 5:00pm on Mondays to Fridays  9:00am - 1:00pm on Saturdays and not at all on Sundays, Bank or Public Holidays.</p>
<b>4</b>	<b>Excavation</b>
	<p>The applicant is advised to consider the construction impacts of the proposed excavation of a considerable basement in close proximity to neighbouring residential properties and refer to LBI's Code of Construction Practice, BS5228:2009, the GLA's SPG on control of dust and</p>

	emissions during construction and demolition.
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## **APPENDIX 2: RELEVANT POLICIES**

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

### **1 National Guidance**

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2016, 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 2016 - Spatial Development Strategy for Greater London**

Policy 7.4 Local Character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

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

##### Strategic Policies

Policy CS 8 – Enhancing Islington’s character

Policy CS 9 - Protecting and enhancing Islington’s built and historic environment

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

Policy DM2.1 – Design

Policy DM2.3 - Heritage

Policy DM7.1 - Sustainable design and construction

Policy DM7.4 – Sustainable Design Standards

### **3. Designations**

Tufnell Park Conservation Area

### **4. SPD/SPGS**

Tufnell Park Conservation Area Design Guide 2002

Urban Design Guide 2017

Environmental Design SPD 2012

Basement SPD 2016