



PLANNING COMMITTEE ADDENDUM REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department
Town Hall
Upper Street
LONDON N1 1YA

PLANNING COMMITTEE		
Date:	6 February 2018	NON-EXEMPT

Application number	P2016/3353/FUL
Application type	Full Planning Application
Ward	Bunhill
Listed building	Not listed
Conservation area	Hat and Feathers Conservation Area
Development Plan Context	Bunhill and Clerkenwell key area Central Activities Zone Employment Priority Area (General) Primary employment area Archaeological Priority Area Protected view 1A.2 (passes close to the site)
Licensing Implications	None
Site Address	9-12 Great Sutton Street, London, EC1V 0BX
Proposal	Demolition of existing buildings and redevelopment to provide a 6-storey (plus basement) building accommodating 1,307sqm (NIA) office floorspace at basement and first to fifth floors, and a 243sqm (NIA) retail (A1 use) unit at ground level, together with associated cycle parking and refuse and recycling storage.

Case Officer	Amanda Peck
Applicant	Frella Global Ltd and Kallion International Ltd
Agent	Savills

1 RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1 to the original committee report; and
2. conditional upon the prior 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 (Recommendation A) of the original committee report.

Application Deferred

1. The current application (P2016/3353/FUL) was previously heard at the Planning Committee held on the 18 July 2017. The application was deferred by Committee Members for the following reasons:
 - a) Advice from the Design Review Panel would be welcomed by the Committee given the mixed views on the quality of the design.
 - b) More detailed information regarding the sunlight and daylight loss measurements to be provided especially as results from the applicant's consultant is contrary to those obtained after visits by Planning Officers to neighbouring properties.
 - c) A written response from the London Fire and Emergency Planning in light of their fire safety concerns
2. Further information has been provided to clarify and address the above reasons for deferral. The responses to each of the above reasons are provided below and the original Committee Report is attached at Appendix 4.

Reason a)

3. The applicant presented to the DRP on 8 August 2017 and a copy of the DRP letter is attached at Appendix 1. The DRP were generally supportive of the scheme and were positive in relation to the design and the quality of materials proposed. The detailed points that were raised and the response to this are as follows:
 - a) The DRP suggested that the horizontal banding to the front elevation could be concrete rather than stone. Officers have discussed this further with Design and Conservation colleagues and agree that this can be addressed when details are submitted as part of the materials condition (condition 3 is to be amended to set this out);
 - b) The DRP encouraged the internal layout of the building to be reconsidered to improve the quality of the floorspace. Amended plans have consequently been submitted showing revisions to the lift and stair core to all floors, changes to the wall behind the glazing at ground floor, and inclusion of a back of house area to the fourth floor. The amended plans are attached at Appendix 2 and are considered by officers to improve the quality of the floorspace and address the DRP's comments; and
 - c) The DRP questioned whether the ground floor could be more robust in relation to the upper floors. Officers have discussed this further with Design and Conservation colleagues and agree that this can be addressed when details are submitted as part of the materials condition, for example by requiring textured or darker bricks in place of the lighter materials currently shown (condition 3 amended to secure these updated details).

4. In this regard, the following conditions are updated to reflect amended plans and documents received and also to secure measures identified by the DRP:
 - Condition 2 (drawing numbers) – to include updated documents and plans received);
 - Condition 3 - to specifically refer need for horizontal banding to be in concrete rather than stone and to specifically refer to a more robust treatment to the ground floor being required.

Reason b)

4. An amended daylight/sunlight report has been submitted (see below) and it is now apparent that the original officer assessment in the July 2017 committee had too many windows identified as failing one of the sunlight tests when they have actually passed. There are therefore actually 33 fewer windows that do not meet the sunlight tests than previously thought.
5. The applicant has carried out visits to 5 of the neighbouring residential units to ascertain the flat layouts and room sizes and has submitted an amended daylight/sunlight assessment taking this information into account. Formal public consultation was not required as the scheme has not changed in any way with the updated information serving as clarification. Officers have, however, emailed objectors to the application to update them on the committee meeting date.
6. As a result of the visits some of the room depths and layouts to the 5 units visited have been amended within the daylight/sunlight assessment, additional windows have been tested and addresses have been clarified, but the results have remained largely the same, as summarised below.

	Changes	Results
<u>Flat 2, 5-8 Great Sutton Street</u>	All window numbers remain as before. Clarified in report that part known as 17 Clerkenwell Road.	All windows passed the daylight and sunlight tests before and still pass.
<u>Flat 5, 18 Clerkenwell Road</u>	Windows clarified and additional ones tested. Clarified that this property is also known as 2 Berry Street	All windows passed the daylight and sunlight tests before and still pass including the additional windows
<u>Flat 1, 2 Berry Street</u>	Address changed from 18 Clerkenwell Road to 2 Berry Street in results table.	All windows passed the daylight and sunlight tests before and still pass.
<u>Flat 3, 13-14 Great Sutton Street</u>	Windows clarified and additional ones tested. Layout of the flat assumed to be 1 bed and confirmed as studio flat and this change has been made in report.	<ul style="list-style-type: none"> • 5 windows did not pass the Daylight Distribution test before with results of 0.54 as opposed to 0.8 ratio and they now pass this test. • 5 windows did not pass APSH sunlight test and still do not. To these windows there are the same results of between 0.74 and 0.79 ratio as opposed to 0.8 ratio.
<u>Flat 4, 13-14 Great Sutton Street</u>	All window numbers remain as before.	All windows met daylight and sunlight tests before and still pass.

7. A detailed analysis of the daylight/sunlight report can be found at paragraphs 10.71-10.111 of the previous committee report (appendix 4). The results above show that the assumptions made in the previous daylight/sunlight

assessment are largely correct and even when the flat layouts differ from the previous assumptions, the same results have been obtained from the sample of 5 flats.

8. The officer conclusions at paragraphs 10.110 and 10.111 are therefore still relevant; the infringements against BRE daylight guidance would be minor and only one window fails both the sunlight tests, with minor infringements to other windows.

Reason c)

10. The applicant has submitted a Fire Strategy, a Building Regulations appraisal carried out by an Approved Inspector and a fire consultation letter. The London Fire and Emergency Planning Authority consequently wrote to the applicant on 11 October to confirm that they are satisfied with the proposals and a copy of this letter is attached as appendix 3.

APPENDIX 1 – DRP letter



ATT: Aimee Squires
Savills,
33 Margaret Street,
London W1G 0JD

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Planning and Development
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London
N1 1YA

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E Luciana.grave@islington.gov.uk
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Our ref: DRP/130

Date: 29 August 2017

Dear Aimee Squires,

ISLINGTON DESIGN REVIEW PANEL

RE: 9-12 Great Sutton Street, London EC1V 0BX (planning application ref. P2016/3353/FUL)

Thank you for attending Islington's Design Review Panel meeting on 8 August 2017 for a first review of the above scheme. The proposed scheme under consideration is for Demolition of existing buildings and redevelopment to provide a 6-storey (plus basement) building accommodating 1,307sqm (NIA) office floor space at basement and first to fifth floors, and a 243sqm (NIA) retail (A1 use) unit at ground level, together with associated cycle parking and refuse and recycling storage (officer's description).

Review Process

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by Richard Portchmouth (chair), Lotta Nyman, Marcus Lee, Tim Ronalds and Jeremy Foster on 8 August 2017 including a site visit and presentation from the design team followed by a question and answer session and deliberations at the offices of the London Borough of Islington. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the Council.

Panel's observations

The Panel were generally supportive of the proposals and gave very positive feedback in relation to the design. They provided the following comments:

The Panel were very impressed with the quality of the materials proposed, in particular the special bricks. Some panel members raised concerns over the use of the white stone for the horizontal banding and soffits and suggested that a high quality white concrete may work better with the bricks and may also be more appropriate to the surrounding context. This would also remove the need for the joints between the pieces of stone.

Panel members discussed the façade approach and the appropriateness of the vertical division of the front elevation with a regular rhythm of uniform bays and large glazing infills. The discussion centred on the loss of the existing plot widths and resulting double width building, but generally panel members were supportive of the design team's approach. The Panel liked the design approach used to the front elevation, but felt that some improvements could be made to the ground floor where the visual composition was weaker.

Panel members questioned some elements of the internal arrangement and in particular the wall behind the glazing at ground floor level and the location of the core in relation to the balconies. The Panel encouraged the design team to develop this further.

Summary

The Panel commended the design approach and use of high quality materials and detailing. The area where panel members raised some concerns, was with the plan and the structure and whether the design team had succeeded to bring the same level of thought to these areas as they had to the elevations.

There was some discussion about how the building comes to ground floor and how robust that element feels in relation to the composition of the upper floors. The Panel also discussed the proposed scale of the front elevation and its reference to the existing plot widths, but accepted the design team's justification for their approach. Some concerns were raised in relation to the appearance of the design and use of materials that are appropriate to the industrial/manufacturing character of the buildings in the area. Panel members were very supportive of the choice of special brick, but felt that a white concrete may be more successful than the stone proposed for the horizontal banding and soffits.

Thank you for consulting Islington's Design Review Panel. If there is any point that requires clarification, please do not hesitate to contact me and I will be happy to seek further advice from the Panel.

Confidentiality

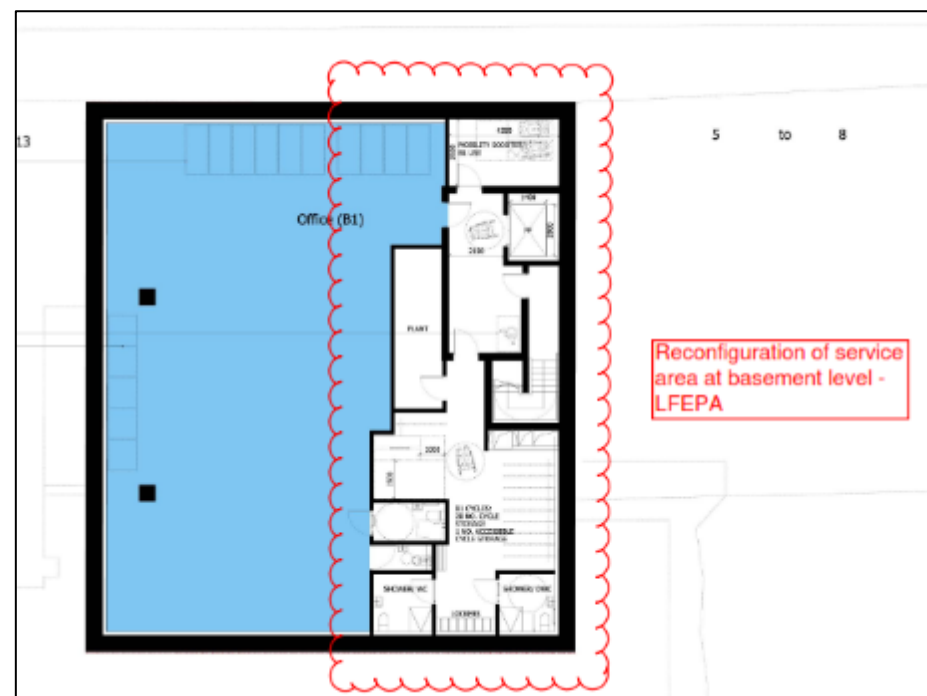
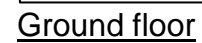
Please note that since the scheme is at planning application stage, the views expressed in this letter may become public and will be taken into account by the council in the assessment of the proposal and determination of the application.

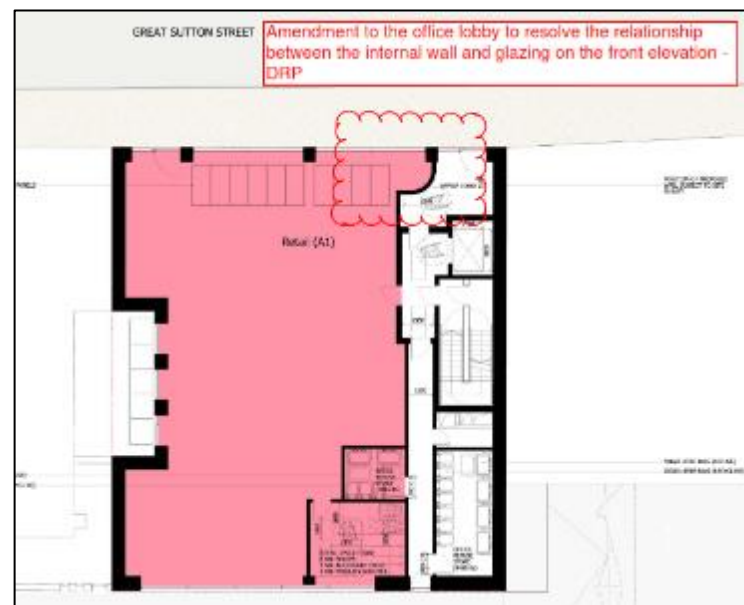
Yours sincerely,

A handwritten signature in grey ink, appearing to read 'Lucy' or 'Luciana', written in a cursive style.

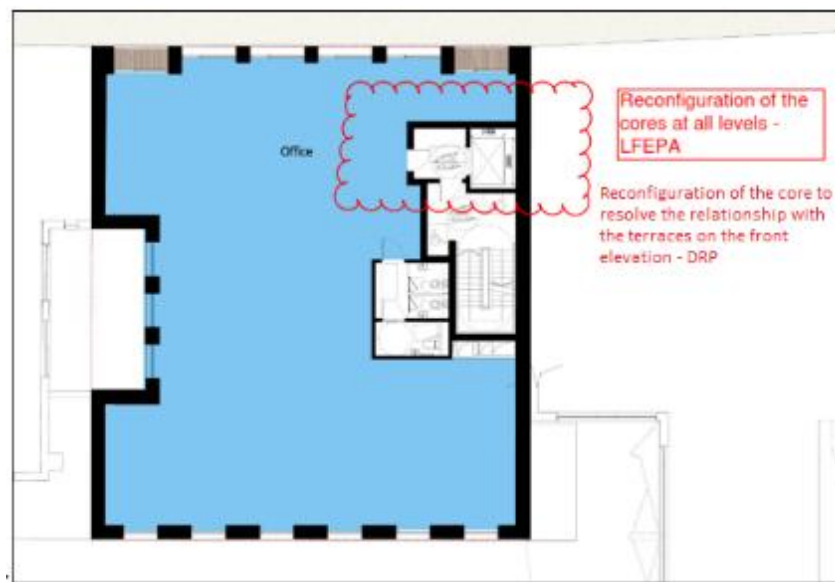
Luciana Grave
Design Review Panel Coordinator
Design & Conservation Team Manager

Basement

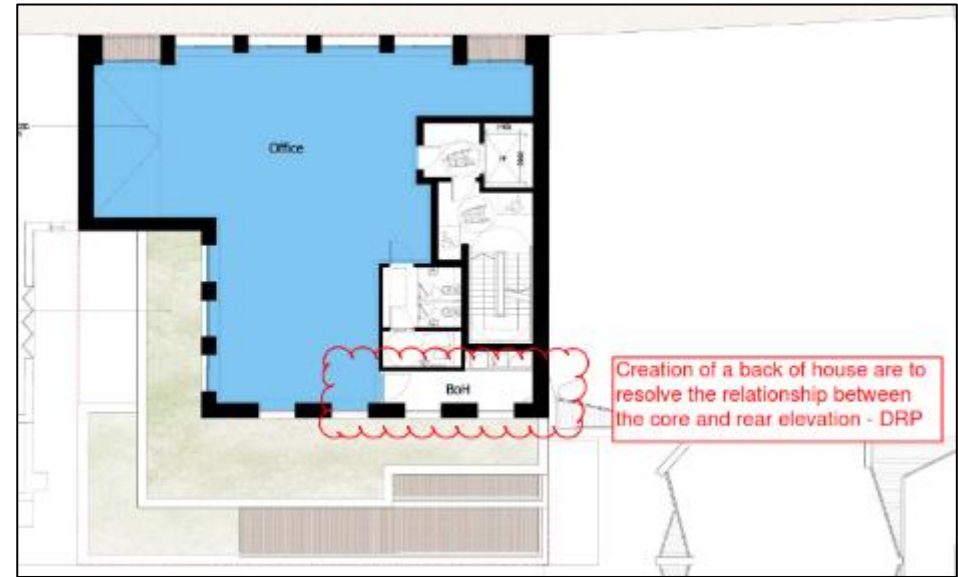




All floors



Fourth floor



APPENDIX 3 – LFEPA letter



Fire Safety Regulation, North East 1 Team
169 Union Street London SE1 0LL
T 020 8555 1200 x89171

Minicom 020 7960 3629
london-fire.gov.uk

Andrew Dubber
Approved Design
Suite 4:1 29 Lincolns Inn Fields
Holborn
London
WC2A 3EE

London Fire and Emergency Planning
Authority runs the London Fire Brigade

Date 11 October 2017
Our Ref 03-015075
Your Ref AD/LT/E17-0868

Dear Sir

RECORD OF CONSULTATION/ADVICE GIVEN

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 ARTICLE 46 THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010

SCOPE OF WORKS: New multi storey commercial building including basement.
PREMISES: 9-12 Great Sutton Street, London, EC1V 0BX

The Brigade has been consulted with regard to the above-mentioned premises and makes the following observations:

The Brigade is satisfied with the proposals

This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.

Any queries regarding this letter should be addressed to **Duncan New**. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,



Assistant Commissioner (Fire Safety Regulation)

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Reply to Duncan New
Direct T 0208 555 1200

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.