

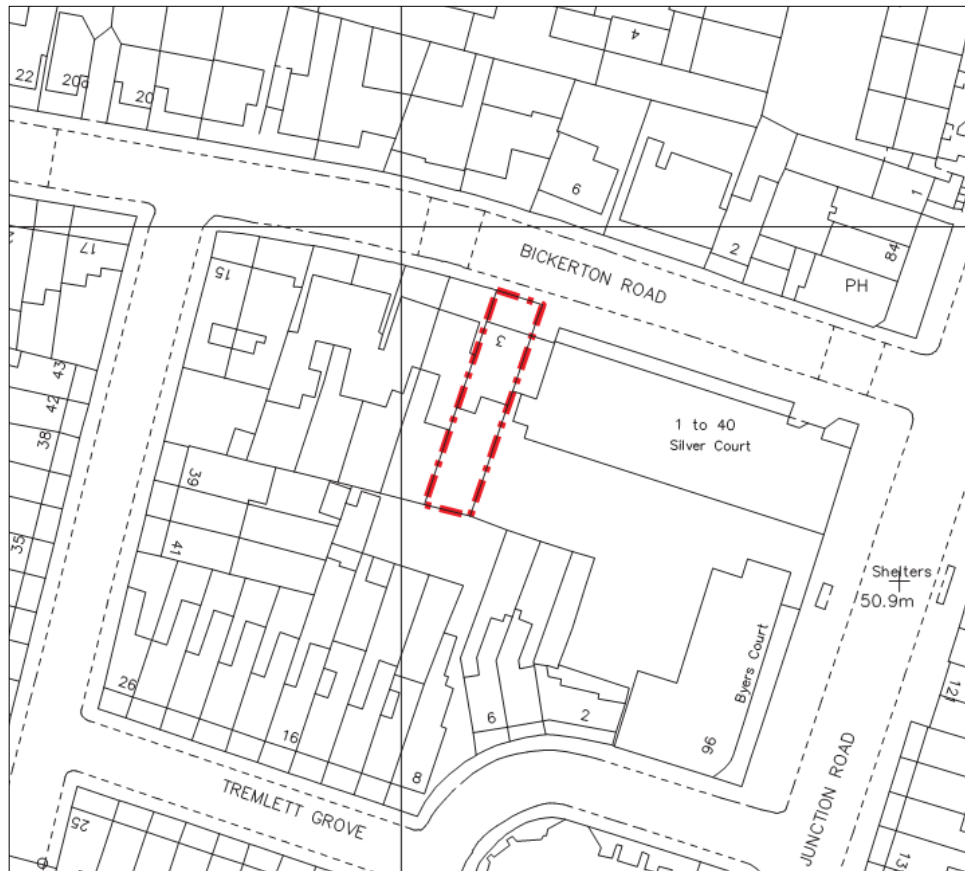
## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department

PLANNING SUB-COMMITTEE B		
Date:	27 <sup>th</sup> November 2018	NON-EXEMPT
Application number	P2018/2148/FUL	
Application type	Full Planning Application	
Ward	Junction Ward	
Listed building	N/A	
Conservation area	St John's Grove	
Development Plan Context	St John's Grove Conservation Area (and associated Article 4 Direction) Core Strategy Key Area – Archway Local Cycle Route Within 100m of SRN Article 4 Direction A1-A2 (Rest of Borough)	
Licensing Implications	None	
Site Address	3 Bickerton Road, London, N19 5NJ	
Proposal	Conversion of existing single family dwelling to create 3no. self-contained units (1 x 3bed/5person and 1 x 2bed/4person and 1 x 2bed/3person), and demolition of existing rear outrigger and the erection of a full width ground floor rear extension, partial width first floor rear extension, roof extension with rooflights above, plus alterations to rear window openings and installation of timber glazed windows. Proposed terrace above rear ground floor level with associated balustrade and screening.	
Case Officer	Nathan Stringer	
Applicant	Mark Shelton	
Agent	Karen Crowder-James	

## RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission – subject to  
i) the conditions set out in Appendix 1.



**Image 1: Aerial view of the site**





**Image 2:** Front elevation of the application site



**Image 3:** Bickerton Road facing west (application site on the left)





**Image 4:** Bickerton Road facing south-east (application site on right)



**Image 5:** Rear elevation of the site





**Figure 6:** Rear of adjacent terraces to the west

#### **4. SUMMARY**

- 4.1 The application site currently forms a three-storey single, detached dwelling located on the southern side of Bickerton Road. The surrounding area predominantly comprises Victorian terraces to the north, south and west, however the site does adjoin a six storey 1970s/80s purpose built post-war flat development to the east which contains 40 residential units. The property is not statutorily listed or locally listed, however it is located within the St John's Grove Conservation Area. The character of St John's Grove Conservation Area is largely residential and many of the houses are mid-19<sup>th</sup> Century, locally listed with fine detailing and have special group value and well balanced scale. The application site lies on Bickerton Road which is largely residential in character, however Junction Road is within close proximity to the east of the site and is largely mixed use in character.
- 4.2 The application proposes the conversion of the existing single family dwelling to create 3no. self-contained units (1 x 3bed/5person and 1 x 2bed/4person and 1 x 2bed/3person), and demolition of the existing rear outrigger and the erection of a full-width ground floor rear extension, partial width first floor rear extension, a mansard roof extension with rooflights above, plus alterations to the rear window openings and windows. The application also proposes the creation of a terrace with associated balustrades at first floor level above the rear ground floor extension.
- 4.3 The design, layout, scale and massing of the proposed development is considered acceptable. The Design and Conservation team have been consulted and are satisfied that the proposed external alterations would preserve the character or appearance of the host building and the wider conservation area.
- 4.4 The intensification of residential use (C3 use class) resulting in 2no. additional residential units (3no. in total) is considered acceptable in principle at this location

which is in residential use and would be conducive with the existing surrounding residential character. The proposal includes the provision of a family-sized unit, and the overall unit mix and quality of the resulting accommodation is acceptable.

- 4.6 The proposed roof and rear extensions are considered to be of an appropriate scale, and the proposal is not considered to prejudice the residential amenity of neighbouring properties insofar of loss of light or increased sense of enclosure. Subject to the inclusion of a condition requiring the proposed first floor flank window to be fixed shut and obscure glazed, the proposal would not harm the level of privacy experienced by neighbouring occupiers. The proposal therefore accords with policy DM2.1 of the Development Management Policies 2013.
- 4.7 The proposal would provide no vehicle parking on site and occupiers of the additional units will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with policy CS10 of the Core Strategy 2011 which identifies that all new development shall be car free.
- 4.8 The applicant has submitted viability information, which has been reviewed by an independent third party (Adams Integra). In this instance, it is found that the proposal would produce a deficit, and therefore cannot provide the Small Sites Affordable Housing contribution of £100,000 and remain viable. The Council's Viability Officer agrees with this finding.
- 4.9 The application is referred to committee given the number of objections received (6).
- 4.10 The proposal is considered to cause no harm to any designated heritage assets therefore satisfying the statutory test (s72), and to accord with the Development Plan. Planning permission is recommended for approval subject to conditions.

## **5. SITE AND SURROUNDINGS**

- 5.1 The site is located on the south side of Bickerton Road. It forms a detached, three storey Victorian dwelling. The property has a includes a two storey bay window to the front elevation, and a parapet at roof level with a shallow valley roof behind. The majority of properties within Bickerton Road appear to retain much of their original appearance and character, however the roofline of the subject site appears to have been altered in the past. No. 3 Bickerton Road is neither statutorily nor locally listed, however it is located within the St John's Grove Conservation Area. The character of St John's Grove Conservation Area is largely residential and many of the houses are mid-19<sup>th</sup> Century, locally listed with fine detailing and have special group value and well balanced scale.
- 5.2 The site is also located within close proximity to the Archway Town Centre, which is a busy and vibrant town centre offering a variety of shops and services. Archway Town Centre is centred around the junction of Holloway Road and Junction Road. Bickerton Road is located off Junction Road and the vicinity of the site is primarily residential, characterised by largely uniform Victorian detached and semi-detached buildings defined by original detailing including bay projecting features at ground and first floor level, timber sash windows, and decorative brickwork.

## **6. PROPOSAL (in Detail)**

- 6.1 The application seeks permission for conversion of the existing single family dwelling to create 3no. self-contained units (1 x 3bed/5person and 1 x 2bed/4person and 1 x 2bed/3person). The application also proposes the demolition of the existing rear

outrigger and the erection of a full-width ground floor rear extension with a depth of 7m and lightwell adjacent to the rear of the primary elevation; a partial width first floor rear extension with a depth of 5.3m; a mansard roof extension set behind the existing parapets with rooflights above; plus alterations to the existing rear window openings and installation of new timber windows. Permission is also sought for the creation of a terrace with associated balustrades and screening (measuring approximately 1.1m and 1.7m (respectively) in height above the terrace floor area) at first floor level above the rear ground floor extension.

- 6.2 It is proposed to include bin and refuse enclosures, and bicycle parking stands, within the front garden behind a new dwarf wall and railings.
- 6.3 The application has been referred to the planning sub-committee due to the number of objections received (6).

## **7. RELEVANT HISTORY**

### **PLANNING APPLICATIONS**

- 7.1 P2018/0701/FUL: Removal of existing rear outrigger and erection of full width ground floor rear extension, partial width first floor rear extension, roof extension with roof lights above, plus alterations to rear window openings and windows. Proposed terrace above ground floor level with associated balustrade, and associated works. Conversion of existing single family dwelling to create 3no. self-contained units (1 x 3 bed and 2 x 2 bed). Application withdrawn by the Applicant.
- 7.2 P2017/1328/FUL: Conversion of single dwelling house into 4 self contained units (2x3bed, 1x2bed and 1x studio). Erection of full width rear extension at ground floor, and partial width extensions at first and second floor, erection of roof addition, plus rear terraces and blaustrading, associated cycle and refuse parking. Including alterations and extension, to create three family sized flats and one studio flat. Application refused 08/06/2017:

REASON: Proposed self-contained units, Flat 2 and Flat 4, by reason of their proposed undersized internal floor area, are considered to result in substandard quality of accommodation and poor living environment. As a result the proposal is unacceptable and contrary to policy 3.5 of the London Plan (2016), policy CS12 of the Islington Core Strategy (2011) and policies DM3.3 and DM3.4 of the Islington Development Management Policies (2013).

REASON: The proposed extensions to the rear of the property, by reason of their inappropriate size, scale and significant projection beyond the rear building lines, would fail to respect the appearance of the property, the rhythm of the row of properties an the character and appearance of the conservation area. The proposal would fail to comply with policy 7.4 of the London Plan 2016, policies CS8 and CS9 of the Islington Core Strategy (2011), DM2.1 and DM2.3of the Development Management Policies, the Conservation Area Design Guidelines and the Urban Design Guide.

REASON: The proposed roof extension by reason of its inappropriate design, scale, massing and overall appearance would form a dominant and discordant form of development harmful to the character and appearance of the host property and wider conservation area setting. The proposal would therefore fail to preserve the character and appearance of the St Johns Conservation Area and would fail to accord with the NPPF (2012), policy CS9 of the Core Strategy (2012); policies DM2.1 and Policy

DM2.3 of the Development Management Policies (2013) and the requirements of the St John's Grove Conservation Area Design Guide (2002) and the Urban Design Guide.

REASON: The proposed bin and bicycle stores by virtue of their inappropriate design, siting and visual impact upon the streetscape and would be detrimental to the character and appearance of the Conservation Area, contrary to policy CS9 of the Islington Core Strategy (2011), DM2.1 and DM2.3 of the Development Management Policies (2013), the Urban Design Guidelines and the St John's Grove Conservation Area Guidelines.

## **PRE-APPLICATION ADVICE**

- 7.3 Q2017/3744/MIN: Removal of existing rear outrigger and erection of full width ground floor rear extension, partial width first floor rear extension, roof extension, plus alterations to rear windows opening and windows. Proposed terrace above ground and first floor levels with associated balustrade. Conversion of existing single family dwelling to create three self-contained units (2 x 3 bed and 1 x 2bed).

*"The principle of a roof extension and rear ground and first floor additions, plus alterations to the rear fenestration are not resisted in this instance subject to a final appropriate design, scale, massing and form. As submitted the extensions are considered to be excessive in overall scale and massing and need to be reduced in scale to meet current planning policies and address the context of the site fully... It is considered that the host property with proportionate extensions cannot realistically accommodate 2 x 3 bed units in this case...It is also important to note that the previous refusal is a material planning consideration for any future submissions for a similar type of development including extensions and the possible conversion of the property. Previous reasons for refusal need to be fully addressed if an application is to be approved."*

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties at Bickerton Road, Birch Close, Tremlett Grove and Junction Road on 24 July 2018. A site notice and press advert were also published and distributed. Consultation expired on 14 August 2018, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 The applicant subsequently provided revised drawings to reduce the size of the front roof parapet to match existing, and to include timber windows and doors at the rear (rather than aluminium as originally proposed). Given that these revisions are minor and involve reductions in the proposed scheme, it was not considered that public re-consultation was required.
- 8.3 At the time of the writing of this report a total of 8 responses have been received from the public with regard to the application, including 6 objections and 2 comments. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).

### *Design*

- depth of proposed ground floor rear extension (paragraphs 10.16-10.24)
- depth and height of proposed rear first floor extension (paragraphs 10.16-10.24)
- design of proposed rear roof terrace and screening (paragraphs 10.26-10.28)
- roof extension is bulky and too tall (paragraphs 10.16-10.24)



#### *Neighbouring amenity*

- reduced access to sunlight and daylight following erection of rear extensions (paragraphs 10.31-10.32)
- increased overlooking and reduced privacy from mansard extension and rear roof terrace (paragraph 10.30)
- impact of first floor extension upon outlook from neighbouring properties (paragraph 10.33)
- noise generated by users of the rear roof terrace (paragraph 10.34)

#### *Standard of accommodation*

- proposed flats would be small and offer limited amenity for occupants (paragraphs 10.36-10.46)

#### *Highways*

- increased traffic and parking stress (paragraph 10.56)

#### *Trees*

- potential loss of trees from garden of no. 3 Bickerton Road (paragraph 10.64)

#### *Other matters*

- loss of garden space would harm biodiversity in the area (paragraph 10.61)
- three flats would likely attract short term residents (paragraph 10.60)
- party wall matters (paragraph 10.62)

- 8.4 Representations were made by the Islington Swifts Group, noting that the building is in an area where swifts are currently nesting and will potentially nest, requesting that integrated swift nestbox bricks are included at upper floor levels, and that an ecological survey be undertaken to advise on the protection of any existing nesting birds.

#### **External Consultees**

- 8.5 None.

#### **Internal Consultees**

- 8.6 **Design and Conservation officer:** notes that the mansard roof extension has been re-designed in accordance with guidance provided following the withdrawal of the previous application, and considers this to be acceptable. Following the small reduction in the width of the first floor extension, considers that (whilst undesirable), on balance this extension would not cause harm to the character or appearance of the conservation area. Overall, the proposal would not cause harm to the character or appearance of the conservation area.

### **9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATION & POLICIES**

- 9.1 Islington Council (Planning Sub-Committee B), in determining the planning application has the following main statutory duties to perform:
- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);

- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)
  - As the development affects the setting of listed buildings, Islington Council (Planning Committee) is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990) and;
  - As the development is within or adjacent to a conservation area(s), the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).
- 9.2 National Planning Policy Framework (NPPF): Paragraph 10 states: "at the heart of the NPPF is a presumption in favour of sustainable development."
- 9.3 At paragraph 8 the NPPF states that the planning system has three overarching objectives in achieving sustainable development, being an economic objective, a social objective and an environmental objective.
- 9.4 The National Planning Policy Framework 2018 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.
- 9.5 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.6 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.7 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
  - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.8 Members of the Planning Sub-Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.

- 9.9 The Quality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Development Plan**

- 9.10 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 that are considered relevant to this application are listed at Appendix 2 to this report.
- 9.11 Some weight is attributable to the Draft London Plan.
- 9.12 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013:
- St John's Grove Conservation Area (and Article 4 Direction)
  - Core Strategy Key Area – Archway
  - Local Cycle Route
  - Within 100m of SRN

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

- 9.13 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:
- Land use
  - Principle of the conversion
  - Conservation and design
  - Impact on the amenity of neighbouring residents
  - Quality of accommodation
  - Accessibility
  - Small Sites Affordable Housing Contributions
  - Highways
  - Refuse
  - Sustainability
  - Community Infrastructure Levy
  - Other Matters



### **Principle of development (residential conversion)**

- 10.2 Policies in Chapter 3 of the London Plan and Policy CS12 of the Islington Core Strategy 2011 encourage the provision of additional housing in suitable locations to assist in meeting and exceeding the borough's housing targets. The conversion of larger properties into flats contributes to Islington's housing supply, accounting for a small but important portion of additional homes, and within this context the modest uplift in housing at this site is supported.
- 10.3 Policy DM3.3 of the Islington Development Management Policies 2013 provides that the conversion of residential units into a larger number of self-contained units will normally only be permitted where the total floor area is in excess of 125 sqm (gross internal). The floor area of the existing dwellinghouse as is currently built is 178 sqm. DM3.3 A iii) requires that at least one three bedroom unit and one two bedroom unit is provided in conversions of dwellings in excess of 140 sqm. The proposal includes the provision of 1no. 3 bed and 2no. 2 bed units. All criteria are therefore met.
- 10.4 Policy DM3.3 goes on to explain that the council will assess the acceptability of proposed conversions which meet the above criteria with regard to:
- The extent to which the proposal contributes to meeting housing size priorities set out in Table 3.1 (considered acceptable, and discussed in para. 10.6 below);
  - The effect on the amenity of adjacent properties (considered acceptable, and discussed in para. 10.27-10.33 below);
  - the physical characteristics of the property, including internal layout and the relationship of rooms on different floors within the scheme (considered acceptable);
  - the amenity of future occupants (considered acceptable, and discussed in paras. 10.34-10.44 below); and
  - the effect of any changes to the external appearance of the building (considered acceptable, and discussed in para. 10.7-10.26 below)
- 10.5 Whilst the proposal would result in the loss of the original home, it is noted that the scheme would provide a family-sized unit as well as 2no. additional residential units to the borough's housing stock. Consequently, in planning terms there is no objection to the loss of the original home.
- 10.6 Policy DM3.1 of the Islington Development Management Policies provides that all sites should provide a good mix of housing sizes and, in terms of market housing, requires 10% of residential schemes to consist of 1-bed units, 75% to consist of 2-bed units and 15% to consist of 3-bed+ units (Table 3.1 on page 31). Whilst it is not possible to mechanistically apply Table 3.1 in the context of such a small site, this scheme provides a broadly policy compliant mix of unit sizes in that it features one of each of the two preferred sizes. Consequently, there is no objection to the housing mix in this instance.

### **Design and Conservation**

- 10.7 The National Planning Policy Framework (NPPF) confirms that the Government attaches great importance to the design of the built environment, and notes that good design is a key aspect of sustainable development and should contribute positively to making places better for people. In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposal

hereby under consideration, special regard has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

- 10.8 Policy CS8 of Islington's Core Strategy sets out the general principles to be followed by new development in the Borough. Policy CS9 and Policy DM2.1 of Islington's Development Management Policies 2013 accord with the National Planning Policy Framework (NPPF) in seeking to sustain and enhance Islington's built environment. Taken together, they seek to ensure that proposed development responds positively to existing buildings, the streetscape and the wider context, including local architecture and character, surrounding heritage assets, and locally distinctive patterns of development.

#### *Character of the Area in context of the Conservation Area*

- 10.9 The site forms part of the St John's Grove Conservation Area, which is largely residential and many of the houses are mid-19<sup>th</sup> century, locally listed, with fine detailing and have special group value and well-balanced scale. Bickerton Road is primarily residential, characterised by largely uniform Victorian detached and semi-detached buildings defined by original detailing including bay projecting features at ground and first floor level, timber sash windows, and decorative brickwork. There was previously an Odeon cinema on the site of Silver Court (immediately adjoining the application site to the east), which was built between 1939 and 1955, and demolished in 1974. The application site is comprised of a detached, three storey Victorian dwelling. The property includes a two storey bay window to the front elevation, and a parapet at roof level with a shallow valley roof behind. The majority of properties within Bickerton Road appear to retain much of their original appearance and character, however the roofline of the subject site appears to have been altered in the past. No. 3 Bickerton Road is neither statutorily nor locally listed. An aerial view showing Bickerton Road in the context of the Conservation Area, is shown below in Figure 7.

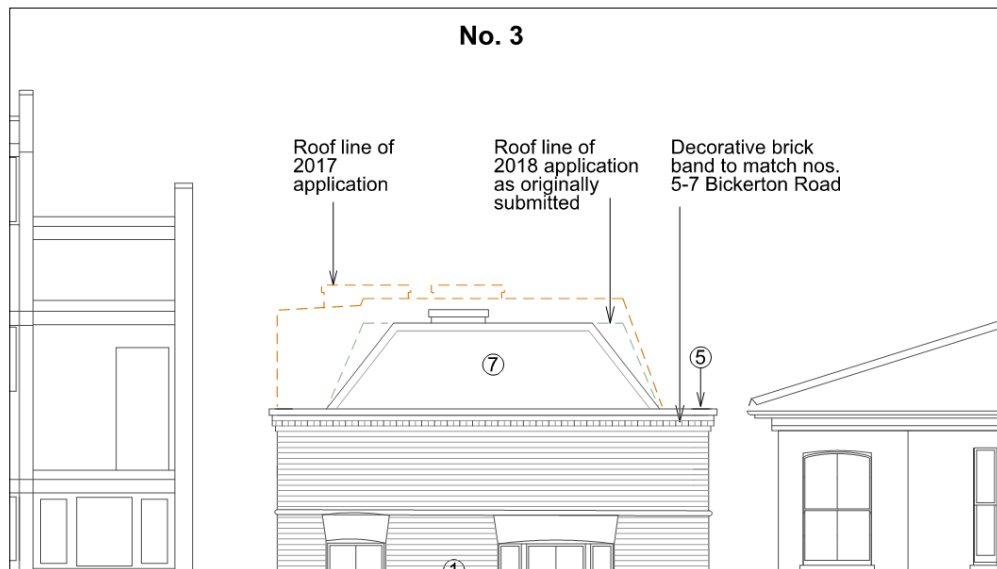


**Figure 7:** Bickerton Road in context of St John's Grove Conservation Area

### *Roof extension*

- 10.10 The Urban Design Guide 2017 accepts that there is scope for introducing well designed roof extensions within conservation areas, dependent on the prevailing roofline of the area, including: the number of existing roof extensions; the length of the terrace; and the presence of listed buildings. The property does not form part of a consistent row of terraces, and prominent front and rear roof dormers are present at nos. 13 and 15 Bickerton Road. It is noted that no. 3 is the only building along this part of Bickerton Road that includes a valley roof; the remaining properties incorporate either hipped or gable roofs. Therefore, the principle of a roof addition is not contested in this instance.
- 10.11 The proposal includes the erection of a mansard roof extension above the existing valley roof. The extension would have a maximum height of approximately 2.8m, however given that it is set behind parapets to the front and rear, the height above the parapet would measure approximately 1.6m. The extension includes a dormer window at the rear elevation. Paragraph 28.15 of the St John's Grove Conservation Area Design Guidelines states that the council will not permit new roof extensions. However, officers note that the property has a parapet wall which conceals a butterfly roof behind. The property's roof form is not characteristic of the area (which mostly consists of hipped or pitched roofs), although it is traditional and in keeping with the host building. Taking into consideration the minimal height of the mansard and the retention of the front parapet, subject to detailed design the principle of a roof extension in this location is considered to be acceptable, and would preserve the immediate character of the conservation area.
- 10.12 Given the minimal roof height of the mansard and considering the prevailing roofline along the street, it is not considered that the mansard roof extension would be prominent within long or short views along Bickerton Road. Silver Court, a six storey 1970s/80s flatted development that is a full storey taller than no. 3 Bickerton Road, is located immediately to the east of the site and minimises views towards the application site from this direction. Further, given the topography of the street (the street inclines to the west) and the presence of hipped and gable roofs on the properties to the west of no. 3, it is considered that the proposed increase in roof height would not harm the character or appearance of the host building or the wider conservation area.
- 10.13 It is noted that the proposed mansard extension has been significantly reduced in scale compared to that previously refused under planning application ref P2017/1328/FUL and that considered under the request for pre-application advice ref Q2017/3744/MIN. The immediate streetscene is characterised by a variety of hipped/gable/pitched roof forms. The proposed mansard element would not extend higher than the established roofline at the neighbouring properties. The mansard largely matches the dimensions recommended by the Design and Conservation Officer following the withdrawal of the previous planning application ref P2018/0701/FUL. The proposal is therefore considered to be acceptable. Overall, it is not considered that the proposed mansard roof addition would dominate the host building, nor be a detrimental addition to the streetscene or wider conservation area. Figure 1 below provides an outline of the proposed mansard roof extension in comparison to that previously refused.





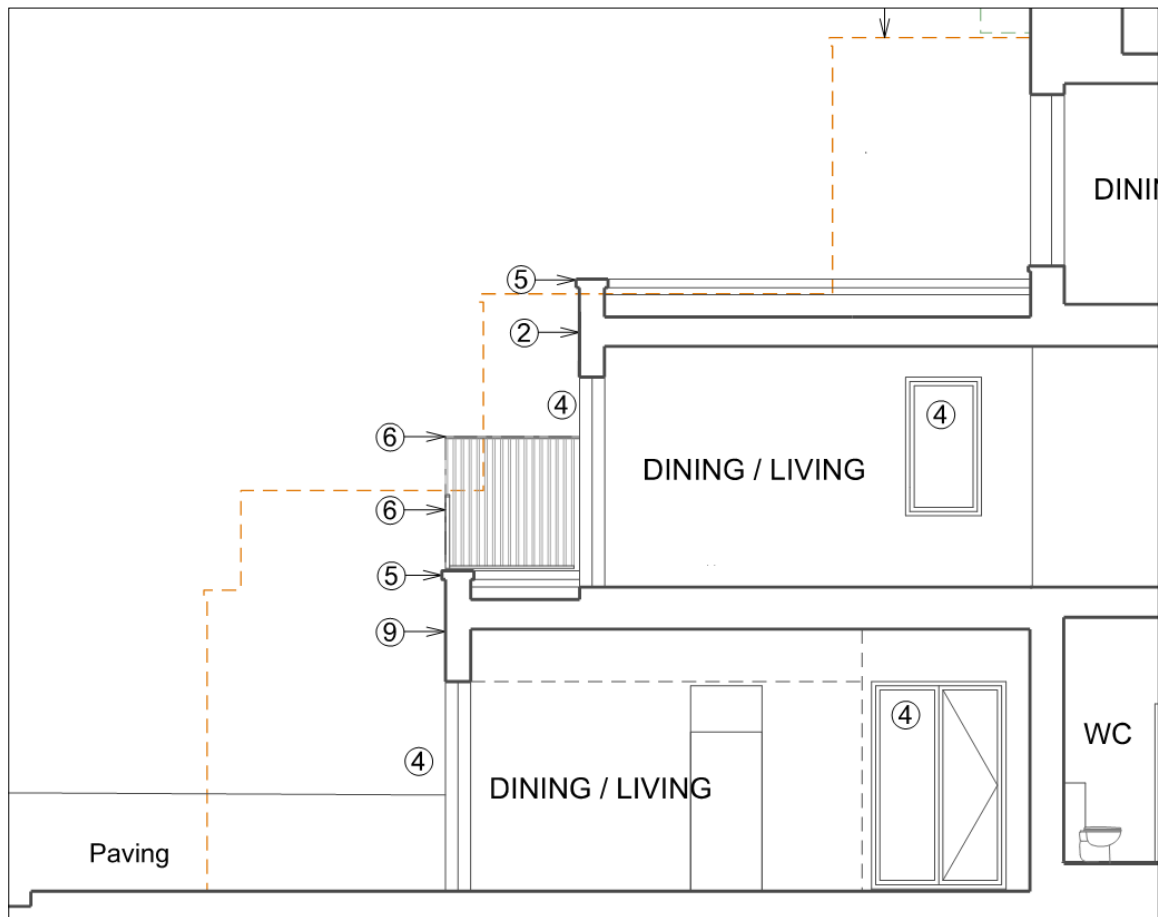
**Figure 1:** proposed roof extension compared to that previously refused (shown dashed)

- 10.14 The Urban Design Guide 2017 stipulates that the detailed design and proportions of dormers should relate to the windows of the original house. The solid surrounds (cheeks) of the dormer should be as slender as possible; simple lead cheeks with a double hung timber sash window is often the best solution in historic buildings. The dormer should be positioned a clear distance below the ridge-line, significantly clear of the boundary parapets, and above the line of the eaves.
- 10.15 The proposed dormer at the rear of the mansard addition also matches the dimensions previously recommended by the Design and Conservation Officer. It would have a width of approximately 2.1m and a height of 1.35m when measured above the rear roof parapet. The dormer would be centred within the rear elevation of the mansard addition, and would be clad in zinc with a timber window. As demonstrated by Figure 1, the proposed roof would sit sympathetically with the established roofline in the context of the conservation area, with both adjoining properties having a higher roof form. Overall, the design of the dormer is considered to be acceptable and would not harm the character nor appearance of the host building or the wider conservation area.

### *Rear extensions*

- 10.16 The Urban Design Guide 2017 advises that there is scope for rear ground and first floor extensions upon existing Victorian buildings. It stipulates that 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. Together with the St John's Grove Conservation Area Design Guidelines, in order to ensure that proposals for rear extensions 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 Conservation Area.
- 10.17 The application proposes the erection of a full-width rear ground floor extension, and a part-width first floor extension above.

- 10.18 The ground floor extension would include a parapet at the rear, with a height of approximately 3.8m when measured from the rear garden. Given the topography of the site, this would measure approximately 3.5m in height when measured against the garden to the neighbouring property at no. 5 Bickerton Road. The extension would have a depth of approximately 7m beyond the rear elevation of the building. A 1.9m gap would be created immediately adjacent to the rear of the main building against the boundary with no. 5, to form a lightwell which provides light to the ground floor bedroom.
- 1.19 The proposed rear extension would project approximately 0.7m beyond the line of the rear addition to no. 5 Bickerton Road, however it would not be as deep as the existing rear extensions further along the terrace at nos. 11-15 Bickerton Road. Significant rear garden space (11m in depth) would be retained, and the site would continue to provide high quality and useable amenity space at the rear. Therefore, the depth of the extension is considered to be acceptable and proportionate to the site curtilage. Further, given the presence of the large flatted development adjoining the site and the rear extension at no. 5 (the roof apex of which is higher than that of the proposed extension at no. 3), the ground floor extension is considered to be acceptable and would not over-dominate the rear elevation of the host building.
- 10.20 The proposal also includes the erection of a part-width rear extension at first floor level, adjoining the eastern boundary of the site with Silver Court. The extension would have a width of approximately 4.2m, a depth of 5.3m and a height to parapet of 3.5m.
- 10.21 Officers note that the extension would be greater than half the width of the rear elevation of the host building, which is approximately 6.9m wide. It is also noted that no other properties within this section of properties along the southern side of Bickerton Road include a rear first floor extension. However, consideration is given to the presence of Silver Court to the east of the site and the prevalence of first floor outriggers greater than half-width at the rear of the terraces to the rear of the site at nos. 12-22 [evens] Tremlett Grove. Therefore, it is considered that there is precedent for this type of development within this part of the St John's Grove Conservation Area. Further, given that the Urban Design Guide stipulates that there is scope for first floor additions provided the extension is at least one storey below eaves, whilst the proposed extension is somewhat undesirable, on balance it is not considered that the slightly wider extension would not cause harm to the character of the host building or wider conservation area.
- 10.22 Officers also note that the proposed rear extensions have been significantly reduced in scale compared to those proposed under the previously refused planning application ref P2017/1328/FUL, which included ground and first floor extensions of a greater depth, as well as a second floor rear extension. Figure 2 below provides an outline of the proposed extensions in comparison to those previously refused.



**Figure 9:** section demonstrating the proposed rear extensions compared to those previously refused (shown dashed)

- 10.23 The proposed materials include aluminium windows and sliding doors at ground floor rear, and timber sliding doors at first floor rear. The ground floor would be finished with render, and the first floor extension would be built of brickwork to match existing. Noting the use of traditional materials at first floor level, it is considered that the appearance of the extensions would be acceptable and would not harm the character of the host building or the wider conservation area that it forms a part of.
- 10.24 Overall, the proposed rear extension would provide a gap of at least one storey below eaves. The design of the full-width ground floor and part-width first floor extensions are considered to relate to the surrounding built form (Tremlett Grove), and the proposal accords with the requirements of policies CS8 and CS9 of the Core Strategy 2011, policies DM2.1 and DM2.3 of the Development Management Policies 2013, the Islington Urban Design Guide 2017 and the Conservation Area Design Guidelines.

#### *Changes to rear fenestration*

- 10.25 The proposal also includes changes to the rear fenestration at second floor level. The resulting fenestration would match that of the lower levels, including a single timber sash window in line with the timber sash at first floor level, and a double timber sash at second floor level above (and in line with) the timber sliding doors at first floor rear. Overall, the proposed fenestration changes are considered to be acceptable and



would not harm the character or appearance of the host building or the wider conservation area.

#### *Rear roof terrace*

- 10.26 The application proposes the erection of balustrading to facilitate the creation of an outdoor terrace at the rear of the first floor extension, above the flat roof of the ground floor extension. The terrace would match the width of the first floor extension, and would have a minimal depth of approximately 1.5m. Privacy screens with a height of approximately 1.7m above terrace floor level would be erected at the eastern and western sides of the terrace to prevent undue overlooking towards neighbouring properties, and the rear balustrade would measure 1.1m above the terrace floor area.
- 10.27 Overall, the terrace would be minimal in size and would form part of the rear ground and first floor extensions. It would not exceed the width of the first floor extension, and would not over-dominate the rear elevation of the host building. However, concern is raised with regard to the proposed use of timber and steel materials for the screening and balustrade for the terrace. Given that the building is located within a conservation area, it is considered that obscure glazed screening with black metal balustrades would be more appropriate in this instance to preserve the character and appearance of the host building and the wider conservation area. Therefore, a condition (Condition 7) has been recommended requiring the applicant provide drawings demonstrating obscure glazed screens and metal balustrades for the approval of the Local Planning Authority prior to the use of the terrace.
- 10.28 In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposal hereby under consideration, special regard has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is not considered to cause harm to the character nor appearance of the host building or wider conservation area, and accords with policies CS8 and CS9 of the Core Strategy 2011, policies DM2.1 and DM2.3 of the Development Management Policies 2013, the Islington Urban Design Guide 2017 and the Conservation Area Design Guidelines.

#### **Neighbouring Amenity**

- 10.29 London Plan Policy 7.6 requires buildings and structures not to cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing, in particular. DMP Policy 2.1 requires development to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, sunlight and daylight, over-dominance, sense of enclosure and outlook. One of the core principles is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 10.30 In this instance, the consultation process has raised a number of concerns in relation to the loss of privacy and overlooking to neighbouring properties. The proposal would result in the installation of new windows to the rear elevation of the host property. However, these additional openings would face the rear garden and not directly face any habitable windows found at the neighbouring properties. It is not uncommon within built up areas to have a mutual degree of overlooking and the proposed

window openings would not face directly into habitable rooms. In that regard, the proposal is compliant with policy DM2.1 of the Development Management Policies which seeks to prevent overlooking between habitable windows less than 18m apart. It is also noted that the proposed rear terrace at first floor level would have screening at both its eastern and western sides, and therefore would not allow an opportunity for overlooking towards neighbouring habitable room windows. Whilst the proposed materials to be used for the screening are considered inappropriate (as discussed at paragraph 10.27 of this report), a condition has been included to ensure that details of 1.7m high obscure glazed screening are provided for the approval of the Local Planning Authority prior to the use of the terrace. This would ensure that the terrace does not harm the levels of privacy experienced by residents of adjoining and adjacent properties. Further, the proposed window at the flank elevation of the first floor level would be obscure glazed and maintained as obscure glazed. To ensure that no overlooking opportunities are provided, a condition (Condition 6) has been included requiring that this window is fixed shut and maintained as obscure glazed. The proposal is therefore not considered to result in a harmful loss of privacy or unacceptable degree of overlooking to neighbouring properties.

- 10.31 Concern has also been raised with regard to the impact of the rear extensions upon the levels of sunlight and daylight provided to neighbouring properties. It is noted that the ground floor extension would project beyond the rear extension at no. 5 Bickerton Road by approximately 0.7m and beyond the rear of Silver Court by 4.9m. Given the presence of the ground floor addition at no. 5 Bickerton Road (which projects only marginally less than the proposed ground floor extension) and depth and 1.4m setback of Silver Court from the boundary at the east of the site, it is considered that the proposed ground floor extension would not materially reduce the levels of natural light provided at neighbouring properties.
- 10.32 It is noted that the first floor extension is located at the eastern boundary of the site, where it would project approximately 3.3m beyond the rear elevation of Silver Court (which is set back from the boundary by 1.4). The extension is set back from the main rear elevation of the neighbouring property at no. 5 by at least 3.5m. Given that the depth of this extension would be limited to 5.3m from the main rear elevation of no. 3, and noting the orientation of the rear of the terrace which faces due south, it is not considered that this would result in a material loss of light to neighbouring occupiers.
- 10.33 Neighbours have also raised concern that the proposed first floor extension would harm outlook from the rear windows of properties on the southern side of Bickerton Road. As noted above, the first floor extension would be built up to the eastern site boundary with Silver Court. It would be located at least 4.5m in distance away from the nearest window at the rear of no. 5 Bickerton Road, and 10.7m away from the nearest window at the rear of no. 7 Bickerton. Therefore, officers do not consider that it would materially harm neighbouring outlook from these properties. It is noted that residents have raised concern that no other properties along this section of Bickerton Road include rear first floor extension, and therefore outlook would be altered following the erection of the addition. However, officers do not consider that this would materially harm neighbouring amenity to justify a reason for the refusal of the application on these grounds. As noted in paragraph 10.21 in the design section of this report, there is justification for a first floor addition in the context of the relevant policies and the site circumstances. Whilst there may not be a similar rear first floor

extension in this section of Bickerton Road, the proposal would not lead to any adverse impacts on neighbouring amenity in terms of outlook, sense of enclosure or overlooking.

- 10.34 Concern has also been raised with regard to the noise generated by users of the first floor roof terrace. The terrace would have an area of approximately 4.6 sqm, and is not considered to provide an opportunity for large social gatherings which would have the potential to cause harmful noise disturbance. Overall, the terrace would be minimal in scale for a residential outdoor space, and is considered to be acceptable from a neighbouring amenity perspective.
- 1.35 For these reasons, and subject to the conditions recommended, it is considered that the proposed development would not unacceptably harm the living conditions of the occupiers of the adjoining occupiers. Accordingly, the proposal does not conflict with policy DM2.1 of the Development Management Policies or policy 7.6 of the London Plan insofar as they aim to safeguard residential amenity. The scheme would also adhere to a core principle of the National Planning Policy Framework, which is to always ensure a good standard of amenity for all occupants of land and buildings.

### **Quality of Accommodation**

- 10.36 In terms of new residential development, as well as having concern for the external quality in design terms it is vital that new units are of the highest quality internally, being, amongst other things of sufficient size, functional, accessible, private, offering sufficient storage space and also be dual aspect. London Plan (2016) policy 3.5 requires that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment. Table 3.3 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide space standards. Islington's Development Management policy DM3.4 also accords with these requirements, with additional requirements for storage space.
- 10.37 A new nationally described space standard (NDSS) was introduced on 25 March 2015 through a written ministerial statement as part of the New National Technical Housing Standards. These new standards came into effect on 1 October 2015.
- 10.38 Policy DM3.4 of the Islington's Local Plan: Development Management Policies (adopted June 2013) sets the context for housing standards for new development. Table 3.2, which supports this Policy and gives the minimum gross internal areas (GIA) that new residential developments would be expected to achieve.
- 10.39 The size of the proposed units and bedrooms is assessed in the tables below.

**Table 1:** Minimum floor and storage space

<b>No. Bedrooms / Expected Occupancy</b>	<b>Floor Space Provided</b>	<b>Minimum Required</b>	<b>Provided Storage</b>	<b>Required Storage</b>
Flat 1 (3bed/5person)	85.60 sqm	86.00 sqm	4.00 sqm	2.50 sqm
Flat 2 (2bed/4person)	73.30 sqm	70.00 sqm	5.60 sqm	2.00 sqm
Flat 3 (2bed/3person)	95.00 sqm	70.00 sqm	2.30 sqm	2.00 sqm

**Table 2:** Minimum bedroom floorspace

<b>Bedroom</b>	<b>Floor Space Provided</b>	<b>Minimum Required Floor Space</b>
Flat 1, Bedroom 1	12.00 sqm	12.00 sqm
Flat 1, Bedroom 2	11.00 sqm	10.00 sqm
Flat 1, Bedroom 3	8.00 sqm	8.00 sqm
Flat 2, Bedroom 1	13.60 sqm	12.00 sqm
Flat 2, Bedroom 2	11.40 sqm	10.00 sqm
Flat 3, Bedroom 1	12.60 sqm	12.00 sqm
Flat 3, Bedroom 2	8.00 sqm	8.00 sqm

- 10.40 The Council considers that where a bedroom is in excess of 11 sqm, it is considered to be a double (two person) room. Also, a second bedroom in excess of 10 sqm will also be considered to be a double room.
- 10.41 The proposal would meet the minimum space standards in all ways. Flats 2 and 3 would exceed the minimum required floor space, and each flat would be provided with adequate storage space. Whilst Flat 1 would be 0.4 sqm below the minimum required floor space for a 3bed/5person dwelling, given the minimal breach of less than 1 sqm this is considered to be acceptable on balance, when considering the creation of a new family sized dwelling with access to a rear garden (74 sqm in size). All of the bedrooms for each flat would meet the minimum floor space standards, and each double bedroom would have a minimum width of at least 2.75m in accordance with Table 3.3 of the Development Management Policies 2013.
- 10.42 The London Plan states that a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged. The Development Management Policies go further than this, advising that ceiling heights of at least 2.6m provide a greater sense of space and help keep rooms cool in summer months. The ground, first and second floor levels would each provide a floor to ceiling height of at least 2.6m. The proposed mansard third floor level would provide a maximum floor to ceiling height of 2.5m for a large part of the floorspace. Whilst this does not meet the 2.6m minimum in accordance with the DMP, given that the constraints of the site would only allow a mansard of limited height in this location, this is considered to be acceptable. Further, it must be noted that Flat 3 would be 20 sqm in excess of the minimum required floorspace, as highlighted in Table 1. This provides a generous sized flat which counter balances the restricted heard room in part of the flat.
- 10.43 Dual aspect flats must be provided in all situations in accordance with policy CS9F of the Core Strategy 2011, and policy DM3.4D of the Development Management Policies 2013, unless exceptional circumstances can be demonstrated. It is considered that all flats would satisfy these requirements. All flats would be afforded with an adequate level of outlook. Policy DM3.4E stipulates that all living areas, kitchens and dining spaces should preferably receive direct sunlight. Given the south-facing orientation of the host building, this would be provided for all flats. It is also noted that all bedrooms would be provided with an acceptable level of outlook and privacy.



- 10.44 Policy DM3.5 part A identifies that ‘all new residential development will be required to provide good quality private outdoor space in the form of gardens, balconies, roof terraces and/or glazed ventilated winter gardens’. The policy requires the provision of 30 square metres of good quality private outdoor space on ground floors. Part C of the policy states that the minimum requirement for private outdoor space is 5sqm on upper floors for 1-2 person dwellings. For each additional occupant, an extra 1sqm is required on upper floors. The outdoor space proposed is assessed against the requirements in the table below.

**Table 3:** Private outdoor space

Flat	Outdoor proposed space	Minimum required
Flat 1 (3bed/5person)	74.00 sqm	30.00 sqm
Flat 2 (2bed/4person)	4.60 sqm	7.00 sqm
Flat 3 (2bed/3person)	0.00 sqm	6.00 sqm

- 10.45 Flat 1 would far exceed the minimum private outdoor amenity space required. It is noted that Flat 2 would not meet the minimum required, and Flat 3 would not be provided with any outdoor amenity space. However, any terracing to upper floor levels over and above that proposed would appear as a dominant element out of character with the original Victorian features of the host building and damaging to the appearance of the wider conservation area. Based on the sufficient internal living size standards and quality, the failure of flats 2 and 3 to meet the minimum private outdoor standards is not considered to justify a reason for the refusal of the application in this instance.
- 10.46 For the above reasons, it is concluded that the proposed dwellings provide acceptable living conditions for future occupants in terms of the standard of accommodation and amenity space. Therefore, the proposal accords with policy 3.5 of the London Plan 2016, policies CS8, CS9 and CS12 of the Islington Core Strategy 2011 and policies DM2.1, DM3.4 and DM3.5 of the Islington Development Management Policies 2013 and the National Space Standard 2015.

### **Accessibility**

- 10.47 As a result of the change introduced by the Deregulation Bill (Royal Ascent 26<sup>th</sup> March 2015) Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor wheelchair housing standards.
- 10.48 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements, if they are no conditioned, Building Control will only enforce the basic Category 1 standards.
- 10.49 The proposal is to convert an existing dwelling. Given the site constraints it is not realistic to expect compliance with Category 2 and therefore Category 1 is appropriate.

### **Small Sites Affordable Housing Contribution**

- 10.50 Islington's Core Strategy Policy CS 12 - Meeting the housing challenge – states in part G that to provide affordable housing 50% of additional housing to be built in the Borough over the plan period should be affordable. All sites capable of delivering 10 or more units gross should provide affordable homes on site. Schemes below this threshold should provide a financial contribution towards affordable housing provision elsewhere in the Borough.
- 10.51 The Council's Affordable Housing Small Sites Contributions Supplementary Planning Document (the SPD) supports the implementation of the Core Strategy. The SPD confirms that all minor residential developments resulting in the creation of 1 or more additional residential units(s) are required to provide a commuted sum towards the cost of affordable housing on other sites in the Borough. The requirement applies not only to new build but also conversions of existing buildings resulting in the creation of new units and the subdivision of residential properties resulting in net additional units. Based on a study of the level of financial contribution that would be viable, the required contribution is £50,000 per additional (net) unit for north and mid-borough locations, which includes the Bickerton Road area. Provision is made to take account of site specific circumstances, if supported and justified by viability evidence.
- 10.52 The applicant has submitted a viability report, which has been assessed by an independent third party. The independent assessment, conducted by Adams Integra, concluded that:
- the existing land value ("benchmark value") of the site is £1,437,000
  - the build costs provided by the applicant (£1,962 per sqm) are fair and reasonable costs assumptions
  - the ground floor 3 bedroom unit would have a sales value of £785,000, the first floor 2 bedroom unit a sales price of £645,000, and the second floor 2 bedroom unit a sales price of £757,000.
- 10.53 The residual land value (RLV) of a development is produced by subtracting the costs of achieving that development from the revenue generated by the completed scheme. Adams Integra concludes that given the "benchmark value" of £1,437,000, taking into consideration the RLV, the development would produce a deficit of £413,000. This demonstrates that the scheme is not viable at a reasonable profit level of 15% and produces a deficit.
- 10.54 The Council's Viability Officer has reviewed the viability information provided, as well as the independent assessment, and agrees with the conclusion of the Adams Integra report that the proposed development cannot provide the Small Sites Affordable Housing contribution of £100,000 and remain viable. Therefore, in this instance, no financial contribution is required.
- 10.55 For reference, the Adams Integra viability report is provided at **Appendix 3**.

### **Highways**

- 10.56 Islington policy identifies that all new development shall be car free. The applicant's Planning Statement notes that the existing residential unit benefits from a parking

permit, and requests that this be retained for the use by the family unit of the new configuration. However, as the proposal results in the provision of 3no. new units and the loss of the existing unit, the provision of a parking permit would not accord with policy. Car free development means no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. This is to be secured via condition.

- 10.57 The provision secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines' and Policy DM8.4 and Appendix 6 of the Development Management Policies 2013. In accordance with Appendix 6, 1no bicycle space should be provided for each bedroom proposed. Therefore, in this instance, 7no. bicycle spaces would be required. Subject to there being sufficient capacity, the secure and integrated location of the proposed cycle storage on the ground floor is acceptable.
- 10.58 A total of 7no. cycle spaces are indicated on the drawings within the front gardens. It is clear there is a conflict in terms of their location and the desirability to keep the front garden clear of structures, and it is noted that the previously refused application ref P2017/1328/FUL was refused in part due to the inappropriate design and siting of the bicycle stores within the front garden. However, the proposed scheme has removed the most harmful elements of the previously refused scheme, including the bicycle sheds. The current scheme does not include the additional clutter of the bicycle sheds, instead relying solely on bicycle stands. Whilst this would not provide a covered cycle parking option, given the constraints of the site within a conservation area, this is considered to be acceptable in this instance.
- 10.59 Therefore the proposal is considered to accord with policy DM8.4 and Appendix 6 of the Development Management Policies 2013 and the Cycle Parking Standards – TfL Proposed Guidance.

## **Refuse**

- 10.60 Paragraph 5.2 of the Islington Street Environment Services 'Recycling and Refuse Storage Requirements' provides advice in relation to acceptable refuse and recycling provision for new residential units. Refuse has been shown on the proposed plan as being located within the front garden. It is clear there is a conflict in terms of their location and the desirability to keep the front garden clear of structures, and it is noted that the previously refused application ref P2017/1328/FUL was refused in part due to the inappropriate design and siting of bin stores within the front garden. However, the proposed scheme has removed the most harmful elements of the previously refused scheme, including the bulky bin stores. In this instance, the proposal does not include bin stores and bins would be placed within the front garden. Whilst not desirable, it is noted that the floorplan of the building does not allow an internal bin store. When taking into consideration the existing bin storage arrangements at the site and along the street, it is considered that, whilst undesirable, the proposed refuse storage requirements are acceptable and would cause no harm to the character or appearance of the host building or the wider conservation area.

## **Sustainability**

- 10.61 Policy DM7.1 provides advice in relation to sustainable design and construction, stating 'Development proposals are required to integrate best practice sustainable design standards (as set out in the Environmental Design SPD), during design, construction and operation of the development'.
- 10.62 In this instance given the proposal relates to the conversion of the existing building rather than a new build, the requirement for financial contribution of carbon off-setting is not applicable nor is a condition required in relation to water efficiency standard for residential developments (95 litres/person/day). Therefore, on balance the proposal would be acceptable in terms of complying with the policies in regard to sustainability.

## **Community Infrastructure Levy**

- 10.63 The Community Infrastructure Levy will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. The payments would be chargeable on implementation of the private housing.

## **Trees**

- 10.64 Concern has been raised that the proposed development would result in harm to an existing tree at the rear of the garden. The Council's Tree Officer has reviewed the proposal, noting that the tree would be separated by the proposed rear extension by a distance of at least 11m, and that excavation required to facilitate the erection of the rear extension would not cause harm to the tree. The proposal would therefore be acceptable.

## **Other Matters**

- 10.60 Concern has been raised that the proposal would result in an over-intensification of the use of the site, attracting short-term occupants. As noted above, the existing building is suitable for conversion and each of the proposed flats would meet the minimum space standards as required by policy. Whether or not the resulting flats would attract short-term occupants is not a material planning consideration, and has not been considered in the assessment of the proposal.
- 10.61 Concern has been raised regarding the impact of the proposal upon biodiversity and wildlife, and a public submission sought that the proposal includes nestboxes for swifts (birds). The site is not located near a SINC and the proposal will have no impact on existing biodiversity, however the Development Management Policies seeks to enhance biodiversity and in this regard a condition is recommended.
- 10.62 Representations have been made that the proposal may evoke Party Wall matters. Planning permission does not remove the need to act in accordance with other regulatory regimes, these include (not exclusive list) Building Control, Party Wall Act and the Environmental Protection Act.



- 10.63 It is also states that the developer does not wish to live in the property, does not have concern of the area or its community and is interested in generating profit. These are not material planning considerations and are irrelevant to the determining of this planning application.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The principle of the development is considered acceptable and would provide a family unit as well as two further dwellings. The proposal is considered conducive to the surrounding residential character and use.
- 11.2 In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposal hereby under consideration, special regard has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposed roof extension is considered acceptable in terms of its impact on the surrounding streetscape and the rear additions are considered subservient to the main dwelling and therefore preserves the character and appearance of the St John's Grove Conservation Area. Overall, subject to conditions the proposal would not harm the character or appearance of the host building or the wider conservation area and accords with policies DM2.1 and DM2.3 of the Development Management Policies 2013, policies CS8 and CS9 of the Core Strategy 2011, the Urban Design Guide 2017 and the Conservation Area Design Guidelines.
- 11.3 It is considered that the development would not result in unacceptable loss of daylight or sunlight to the occupiers of adjoining residential properties. The proposal would not cause an unacceptable increase in enclosure levels, loss of outlook nor have a detrimental impact upon their amenity levels taken as a whole. Further, subject to a condition to ensure that the rear first floor flank window is fixed shut obscure glazed, the proposal would cause detrimental harm to neighbouring privacy levels.
- 11.4 The proposed residential units would provide an acceptable standard of accommodation with all units achieving minimum internal floorspace standards, dual aspect, and the proposed family unit would meet the required private amenity space standards. It is noted that there are some shortfalls, notably the failure of Flats 2 and 3 to meet the minimum outdoor amenity space standards however, taken as a whole the residential units would provide acceptable standard of accommodation for prospective occupiers.
- 11.5 The Council's Viability Officer agrees with the conclusion of the Adams Integra independent viability assessment that the proposed development cannot provide the Small Sites Affordable Housing Contribution of £100,000 and remain viable. Therefore, in this instance, no financial contribution is required.
- 11.6 The development would be car free and would also encourage sustainable forms of travel through the provision of bicycle parking spaces.

- 11.7 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 Management Policies and associated Supplementary Planning Documents and should be approved accordingly.

**Conclusion**

- 11.8 It is recommended that planning permission is granted subject to conditions.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION

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

<b>1</b>	<b>Commencement</b>
	<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>
<b>2</b>	<b>Approved plans list</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and Access Statement New Family Accommodation prepared by AAB Architects dated June 2018, Planning Statement prepared by Contour Planning dated June 2018, Viability Assessment Report prepared by Argent Blighton Associates dated 19<sup>th</sup> June 2018, and Drawing numbers: 339_X1250, 0_100, 1_200 Rev A, 1_21 Rev A, 1_22 Rev B, 1_23 Rev C, 2_12 Rev B, 2_13 Rev D, 2_14 Rev C, 3_11 Rev B, 3_12 Rev B and 3_13 Rev C.</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>
<b>3</b>	<b>Materials</b>
	<p>CONDITION: The bricks to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.</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 and preserves the character and appearance of the St John's Grove Conservation Area.</p>
<b>4</b>	<b>Bird Boxes</b>
	<p>CONDITION: Notwithstanding the hereby approved plans, 2no. bird boxes shall be installed into the roof extension and 1no. bird box shall be installed into the rear first floor extension. These shall be retained thereafter into perpetuity.</p> <p>REASON: To prevent undue impact on and in the interest of enhancing biodiversity.</p>

<b>5</b>	<b>Window obscured and fixed shut</b>
	<p>CONDITION: The first floor west-facing window at the rear extension shown on the hereby approved plan number 1_22 Rev B shall be obscurely glazed and fixed shut, and shall be provided as such prior to the first occupation of the development.</p> <p>The obscurely glazed window shall be fixed shut, unless revised plans are submitted to and approved in writing by the Local Planning Authority which confirm that the window could open to a degree, which would not result in undue overlooking of neighbouring habitable room windows.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: To prevent the undue overlooking of neighbouring habitable room windows in the aim of protecting residential amenity.</p>
<b>6</b>	<b>CONDITION</b>
	<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> <ul style="list-style-type: none"> <li>i) In the case of disabled persons</li> <li>ii) 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.</li> </ul> <p>REASON: To ensure that the development remains car free and therefore prevent undue impacts on parking availability as well as provide more sustainable means of travel to support improvement of air quality.</p>
<b>7</b>	<b>CONDITION</b>
	<p>CONDITION: Notwithstanding the drawings and details hereby approved, no permission is granted for the balustrade and screening to the rear first floor roof terrace shown on drawing number 1_22 Rev B. Full details and drawings of screening and balustrades to the terrace hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the terrace. The details shall include obscure glazed screening with a height of at least 1.7m and black metal balustrades. These shall be retained thereafter into perpetuity.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard and preserves the character and appearance of the St John's Grove Conservation Area, and to prevent the undue overlooking of neighbouring habitable room windows in the aim of protecting residential amenity.</p>



## List of Informatives:

<b>1</b>	<b>Construction works</b>
	Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Pollution Team, Islington Council, 222 Upper Street London N1 1XR (Tel. No. 020 7527 3258 or by email <a href="mailto:pollution@islington.gov.uk">pollution@islington.gov.uk</a> ) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
<b>2</b>	<b>Highways Requirements</b>
	<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 <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>. <u>All agreements relating to the above need to be in place prior to works commencing.</u></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 <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>. <u>Section 50 license must be agreed prior to any works commencing.</u></p> <p>Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway. Licenses can be gained through <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>.</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 <a href="mailto:streetworks@islington.gov.uk">streetworks@islington.gov.uk</a>.</p> <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 <a href="mailto:highways.maintenance@islington.gov.uk">highways.maintenance@islington.gov.uk</a>.</p>

## **APPENDIX 2: RELEVANT DEVELOPMENT PLAN POLICIES AND GUIDANCE**

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

### **1. National and Regional Guidance**

The National Planning Policy Framework 2018 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.

- NPPF - Policy 16 - Conserving and Enhancing the Historic Environment
- Planning Practice Guide (2014)

### **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**

##### **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

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

Policy CS8 (Enhancing Islington's Character)

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

Policy CS10 (Sustainable Design)

Policy CS12 (Meeting the Housing Challenge)

Policy CS15 Open space and green infrastructure

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

### Design and Heritage

DM2.1 Design  
DM2.2 Inclusive Design  
DM2.3 Heritage  
DM2.2 Inclusive Design  
DM3.1 Housing Mix  
DM3.3 Residential conversion and extensions  
DM3.4 Housing Standards  
DM3.5 Private Amenity Space

### Health and Open Space

DM6.3 Protecting open space  
DM6.5 Landscaping, trees and biodiversity  
DM6.6 Flood Prevention

### Energy and Environmental Standards

DM7.2 Sustainable Design and Construction

### Transport

DM8.4 Walking & Cycling  
DM8.5 Vehicle Parking

### Infrastructure and Implementation

DM9.2 Planning obligations

## **3. Designations**

The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

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

The following SPGs and/or SPDs are relevant:

### **Islington Local Plan**

Urban Design Guide  
Affordable Housing Small Sites Contributions  
Conservation Area Design Guidelines



# Viability Appraisal

## 3 Bickerton Road, London N19 5JU

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### Background

Adams Integra have been instructed by the London Borough of Islington to comment on the viability of the proposed development at 3 Bickerton Road, Islington.

The comments made by Adams Integra relate to the proposed development to apply for planning permission for the following (P2018/2148/FUL):

*“Conversion of existing single family dwelling to create 3no. self-contained units (1 x 3bed/5person and 1 x 2bed/4person and 1 x 2bed/3person), and demolition of existing rear outrigger and the erection of a full width ground floor rear extension, partial width first floor rear extension, roof extension with rooflights above, plus alterations to rear window openings and windows. Proposed terrace above rear ground floor level with associated balustrade, and associated works.”*

Our comments relate purely to the viability of the scheme and do not cover any other planning matters.

We have been provided with a viability report carried out by Argent Blighton Associates Limited (ABAL) on behalf of the applicant, dated 19<sup>th</sup> June 2018.

The ABAL report concludes the following:

*“We have assessed appropriate level of cost, values and the other determining inputs to provide a Residual Land Value; this has provided a Residual Land Value of £594,570*

*As the Benchmark Land Value is higher than the Residual Land Value we can conclude that a net deficit is indicated that no contribution can be provided for affordable housing.”*

Viability is considered to be a material consideration which Local Planning Authorities are obliged to take into account in considering planning requirements.

Adams Integra have a considerable track record of assessing viability of planning gain requirements both for Local Authorities and for developers. This expertise runs to several years work for 73 Local Authorities and for a range of national, regional and local developers.



The writer of this report, David Coate, has over 30 years' experience in the development industry working for Local Authorities and developers as well as RSLs and consultancy. He is experienced in considering viability analysis.

### **Matters of Fact**

The need to consider viability is a material consideration. The need for a negotiation between the LPA and an applicant in terms of the amount of planning gain and when it is delivered is an essential element of the determination of any planning application where planning gain is required. There is no debate about the reasonableness of the Council's requirements, the nub of the issue is the impact in this case of what is required and how that affects the profitability of the scheme.

To take a view on a viability assessment put to us, we first consider viability without any ABAL contributions to test base assumptions; and then include contributions to review its impact.

We have carried out a viability appraisal based on industry standard assumptions. We have also considered the information provided by the applicant.

We have used the Homes and Communities Agency's Development Appraisal Tool (HCA DAT) which is a recognised method of assessing viability and has been used at many inquiries where viability is an issue. The scheme has been appraised against an existing use value for the building. In this case we have used HCA DAT to calculate the Residual Land Value and assesses whether the scheme is viable by comparing that RLV with an Existing Use Value.

### **The Planning Gain requirement**

It is important to note that the applicability of the planning gain is not at issue in this report; it is its impact on the making of a reasonable profit level. The Policy of London Borough of Islington is that all minor residential developments resulting in the creation of one or more additional residential unit(s) are required to provide a commuted sum of £50,000 per unit, towards the costs of providing affordable housing units on other sites within the borough.

In this case the required affordable housing contribution is £100,000 as the net gain is two new residential units.

### **Appraisal summary**

We have carried our own appraisal of the scheme based on standard generic values but with actual values or estimates where these are given by the applicant and we are in agreement.

We have carried out an appraisal which shows no affordable housing to determine whether there is any surplus produced to use for the required affordable housing contribution.

### Vacant Build Credit

We have not taken into account any VBC that may or may not be applicable in this particular case.

### Assessment of figures

The appraisals presented with this report have been assessed by the writer with his considerable experience in this field.

### Existing Use Land Value

The viability report from ABAL says the following:

#### 3 MARKET UPDATE

##### Analysis of the Housing Market

- 3.1 The average property price in the N19 Area stood at £714,800, in June 2018.

Houses Average £921,600

Flats average £528,000

Source (Foxtons.co.uk)

- 3.2 The average property range is estimated to be £299,950 - £1,200,000

(Source: Foxtons.co.uk)

##### Property Prices Prices – Immediate Area

##### Zoopla estimate

Property value

**£1,437,000**

Range: £1,394,000 - £1,479,000

Rental value

**£5,250 pcm**

Range: £4,700 - £5,850 pcm

Source: Zoopla

- 3.3 The current estimates value for the property in its existing arrangement is therefore proposed as £1,437,000 (allowing for house price inflation of since December 2015)

(Source: Zoopla)

The Residual Land Value needs to be compared to a benchmark value which is market value in the existing use or an alternative use that might reasonably be granted planning consent.

In essence, the question to answer is: "What is the market value a willing vendor would require to bring this opportunity to the market, and a willing, purchaser be prepared to pay?"

We have looked at similar sold and for sale properties in the locality and it is our opinion that £1,437,000 is a fair and reasonable assumption.

We have adopted this as the benchmark land value.

### Build Costs

The "ABAL" viability report says the following:

*"Our assessment of costs for the proposed scheme are utilising a bespoke feasibility cost estimate undertaken and prepared by Argent Blighton Associates and contained within Appendix 3 to this report. This totals £550,246 exclusive of abnormal/site specific costs, Professional Fees and VAT associated."*

This equates to a build cost rate of £182 per ft<sup>2</sup>. (£1,962 per m<sup>2</sup>).

We have looked at BCIS figures for developments such as this in the Islington area.

Given that it is a "one-off" unique development and will have a higher build cost than normal we agree that a build cost rate of £182 per ft<sup>2</sup> is a fair and reasonable assumption.

The ABAL report goes on to say the following:

*In addition to the basic build costs we have made allowance for the following site specific abnormal costs particular to this proposal: -*

*Temporary Roof £17,500 Provisional Sum (12 weeks)*

*Underpinning to Party Wall £30,000 Provisional Sum*

*New Storm Water Drain £20,000 Provisional Sum*

It is our opinion that these are fair and reasonable cost assumptions.

## Sales Values

Regarding the sales prices of the proposed new flats the ABAL report says the following:

*"The capital values of the property unit types used within the appraisal are broken down as follows:*

- 3 Bed 4 Person Apartment £693,000
- 2 Bed 3 Person Apartment £581,000
- 2 Bed 3 Person Apartment (Penthouse) £708,000

*This value has been estimated by the review and synthesis of the £/ft<sup>2</sup> rates for comparable exchanges in the proximity of ¼ mile of the property. In the interest of maximisation of this viability exercise we have elected to utilise rates in the highest quartile and have applied a rate of £750ft<sup>2</sup>*

We have carried out web-based research using Zoopla and Rightmove and through talking to local estate agents. It is our opinion that the sales values are low.

Our research shows that the 3 bed flat values both "sold" and "for sale" range from £9,385 per m<sup>2</sup> (872 per ft<sup>2</sup>) to £10,133 per m<sup>2</sup> (£941 per ft<sup>2</sup>).

Taking into account the location of the site next to Silver Court and allowing for incentives and negotiations we have applied a rate of £850 per ft<sup>2</sup> to the ground floor 3-bed unit giving a value of £785,000

Our research shows that the 2 bed flat values both sold and for sale range from £8,509 per m<sup>2</sup> (790 per ft<sup>2</sup>) to £9,550 per m<sup>2</sup> (£887 per ft<sup>2</sup>).

Taking into account the location of the site next to Silver Court and allowing for incentives and negotiations we have applied a rate of £830 per ft<sup>2</sup> to the 1<sup>st</sup> and £800 per ft<sup>2</sup> to the 2<sup>nd</sup> floor 2-bed flats giving value as follows:

2 Bed 3 Person 1<sup>st</sup> floor flat @ 775 ft<sup>2</sup> - £645,000

2 Bed 3 Person 2<sup>nd</sup> floor flat @ 947 ft<sup>2</sup> - £757,600

We have applied ground rents at £350 pa at a yield of 4%.

### **Reasonable Profit Level**

Adams Integra has represented numerous clients in both Appeal and Local Planning Inquiry context. The RICS Guidance Note – Financial viability in planning (2012) states the following at Paragraph 3.3.2:

The developer's profit allowance should be at a level reflective of the market at the time of the assessment being undertaken. It will include the risks attached to the specific scheme. This will include both property-specific risk, i.e. the direct development risks within the scheme being considered, and also broader market risk issues, such as the strength of the economy and occupational demand, the level of rents and capital values, the level of interest rates and availability of finance. The level of profit required will vary from scheme to scheme, given different risk profiles as well as the stage in the economic cycle. For example, a small scheme constructed over a shorter timeframe may be considered relatively less risky and therefore attract a lower profit margin, given the exit position is more certain, than a large redevelopment spanning a number of years where the outturn is considerably more uncertain.

In this case a fair and reasonable approach, given the low level of risk, the strength of the economy and the relatively high capital values in Islington, would be to calculate the level of profit 15% of Gross Development Value.

### **Design fees**

We have adopted a rate of 7% of the build costs to reflect the professional fees.

### **Contingencies**

We have included contingencies at 5%.

### **Finance**

We have used an interest rate of 7% which is a reasonable assumption.

### **Scheme Timings**

We have assumed a 3-month lead in period to start on site and a 7-month build period. We have assumed the sales will be upon completion with a 2 month sales period.

### **Sales and Marketing**

We have assumed 2% for sales and marketing costs.

### **CIL**

We have allowed for both the Community & Infrastructure Levy (CIL) at the prevailing rate as advised in the ABAL report:

Islington CIL 78.5m<sup>2</sup> @ £250/m<sup>2</sup> = £19,625.

Mayoral CIL 78.5m<sup>2</sup> @ £35/m<sup>2</sup> = £2,748.

### Conclusions

The approach taken in this study follows the well-recognised methodology of residual land valuation (RLV). Put simply the residual land value produced by a potential development is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme.

The results of the RLV are then compared to the existing use value (EUV) of the land if the RLV is more than the EUV then the scheme produces a surplus and is viable if not then there is a deficit and the scheme is not viable.

We have carried out an HCA DAT appraisal of the current scheme using the input values described above with no affordable housing contribution.

When compared to the “benchmark value” of £1,437,000 this appraisal produces a **deficit** of £413,000 (See Appendix 1) demonstrating that the scheme is not viable at a profit level of 15% and produces a deficit.

It is our opinion that this appraisal demonstrates that the scheme is not able to support any affordable housing contribution.

Should the Council be minded to grant planning approval it is our opinion the applicant should not be required to provide a contribution towards affordable housing.

This scheme has been looked at in terms of its particular financial characteristics and it represents no precedent for any sustainable approach on the Council’s policy base.

**Author**  
David Coate,  
July 2018

### Appendices

1. HCA DAT appraisal – proposed scheme.



**Surplus (Deficit) from Input land valuation at 27/7/2018****-412,950**

## HCA Development Appraisal Tool

### INPUT SHEET 1 - SITE DETAILS

#### Basic Site Details

#### FULL VIABILITY ASSESSMENT

Site Address	3 Bickerton Road
OS X coordinate	
OS Y coordinate	
Site Reference	Appendix 1
File Source	
Scheme Description	Create 3 x self-contained flats
Date of appraisal	27/07/2018
Gross Site Area (hectares)	
Net Residential Site Area (hectares)	
Author & Organisation	David Coate - Adams Integra
Local Planning Authority	Islington
Land Purchase Price	1,437,000
Land Purchase date	27/07/2018
Most recent valuation of the site £	1,437,000
Basis of valuation	Existing Use
Date of valuation	27/07/2018
Any note on valuation	
Developer of sale units	
Developer of affordable units	
Manager of affordable units	
Registered Provider (where applicable)	
Note on applicant (eg sub partner status)	

[illegible]

Date of scheme appraisal 27-Jul-18

from Site Sheet

Use any valid Excel Date format (eg DD/MM/YY)

Build Period	Construction Start Date	Construction End Date
Tenure phases display for date input only after transfer from Input 2 sheet		
OM 1:Phase 1	01-Oct-18	01-May-19
RP Purchase from Developer	Purchase start date	Purchase end date
AH phases display for date input only after transfer from Input 2 sheet		
Open Market Sale	Sale Start Date	Sale End Date
OM phases display for date input only after transfer from Input 2 sheet		
OM Sales1:Phase 1	01-May-19	01-Jun-19
Private Rental Units	First Rental Start Date	Final Rental Start Date
PR phases display for date input only after transfer from Input 2 sheet		
	Start Date	Month
First Ground rent payment	01-May-19	9

Monthly  
Sales  
rate

1.50

		Building Cost £ per Sq m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Avg Cost pu
Open Market Phase 1:	Low rise flats	1,962	4%		160,884
<b>Fees &amp; Contingencies as % of Building Costs</b>		<b>%</b>		<b>£ Total</b>	
Design and Professional Fees % (Architects, QS, Project Management)		7.00%		35,193	
Residential Building Contingencies (% of Building Costs)		5.00%		25,138	
* This section excludes Affordable Housing section 106 payments		All dates must be between		27-Jul-18	22-Jul-38
		'Historic' costs incurred earlier may be entered as		27-Jul-18	PROVIDED they are not taken into account in the site valuation (& hence double c
<b>External Works &amp; Infrastructure Costs (£)</b>	<b>Comment on nature of issue</b>	<b>Cost (£)</b>	<b>Payment Start Date</b>	<b>Payment end date</b>	<b>Cost per unit (all tenures)</b>
<b>Phase 1</b>					
Temporary Roof		£17,500	01-Oct-18	01-May-19	5,833
Underpinning to Party Wall		£30,000	01-Oct-18	01-May-19	10,000
New Storm Water Drain		£20,000	01-Oct-18	01-May-19	6,667
Strategic Landscaping					
Off Site Works					
Public Open Space					
Site Specific Sustainability Initiatives					
Plot specific external works					
Other 1					
Other 2					
<b>Site Abnormals (£)</b>	<b>Comment on nature of issue</b>	<b>Cost (£)</b>	<b>Payment Start Date</b>	<b>Payment end date</b>	<b>Cost per unit (all tenures)</b>
De-canting tenants					
Decontamination					
Other					
Other 2					
Other 3					
Other 4					
Other 5					
		<b>Building Costs (£ / car parking space)</b>	<b>Payment Date</b>		
Residential Car Parking Building Costs (average cost / car parking space)					
Total number of residential car parking spaces			(Open Market and Affordable)		

Statutory Payments (£)		Additional information	Cost (£)	Payment start date	Payment end date	Per unit
Education						
Sport & Recreation						
Social Infrastructure						
Public Realm						
Affordable Housing						
Transport						
Highway						
Health						
Public Art						
Flood work						
Community Infrastructure Levy	per sq metre					
Other Tariff	per unit					
Other 1		£19,625	01-Oct-18	01-Oct-18	6,542	
Other 2						
Other 3						
Other 4						

### OTHER COSTS

SITE PURCHASE COSTS	%
Agents Fees (% of site cost)	1.00%
Legal Fees (% of site cost)	0.75%

Other Acquisition Costs (£)	Comment on nature of issue	Cost (£)	Payment start date	Payment end date

### FINANCE COSTS

Arrangement Fee (£)	£0
Interest Rate (%)	7.00%
Misc Fees - Surveyors etc (£)	£0
Credit balance reinvestment %	7.00%

**MARKETING COSTS**

## Affordable Housing Marketing Costs

	Cost (£)	Payment start date	Payment end date
Developer cost of sale to RP (£)	£0		
RP purchase costs (£)	£0		
Intermediate Housing Sales and Marketing (£)	£0		

## Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	2.00%
Legal Fees (per Open Market unit) - £	£1,000
Agents Private Rental Initial Letting fees - %	

**DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)**

Developer O/head (£)			Return at Scheme end
Open Market Housing (% GDV)	15.00%	15.0% 109,380	inc Overheads per open market home
Private Rental (% Cost)			
Affordable Housing (% Cost)			



-E412.950

## SUMMARY

### DETAIL

## Date of appraisal 27/07/2018

Net Residential Site Area  
Author & Organisation David Coate - Adams Integra  
Registered Provider (who)

Total Number of Units		3 units
Total Number of Open Market Units		3 units
Total Number of Affordable Units		0 units
Total Net Internal Area (sq m)	246	sq m
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
Density	16.5 units/ha	units/apartment
Total Number of A&P Persons		0 Persons
Total Number of Open Market Persons		0 Persons
Total Number of Persons		0 Persons
Gross A&P Area	0.00	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare		sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£0	£0	£0	£0	£0	
2 Bed Flat Low rise	£701,300	£0	£0	£0	£0	
3 Bed Flat Low rise	£785,000	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£0	£0	£0	£0	£0	
3 Bed House	£0	£0	£0	£0	£0	
4 Bed + House	£0	£0	£0	£0	£0	
<b>Total Revenue £</b>	<b>£2,187,600</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£2,187,600</b>
Net Area (sq m)	246	-	-	-	-	246
Revenue (£ / sq m)	£8,893	-	-	-	-	

## £2,187,600

## Phase 1

## Phase 2

Phase 3

#### Phase 4

### Phase 5

Total PR

## £2,187,600

£ 8,537 pcm

**BUILD COST OF OPEN MARKET HOUSING inc Contingency**

£527,901 £ 2,050 pcm

## CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING

£1,659,699

AH & RENTAL VALUES BASED ON NET RENTS

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
3 Bed House				
3 Bed House				
4 Bed + House				
	£0	£0	£0	£0

£ p.p.m. of CV (phase 1)

## 10

R<sup>2</sup> Cross Subsidy (use of own assets)

10

LA \$106 commuted in lieu

£10

RP Re-cycled SHG

03

Use of AR rent conversion income

03

Other source of AH funding

03

## 10

## CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)

10

BUILD COST OF AFFORDABLE HOUSING, Inc Contingency

50 DIVISION

## CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING

50

### Car Parking

No. of Spaces	Price per Space (C)	Value
-	-	(m)

#### Volume of Residential Care Services

**Ground rent**

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£26,250	
<b>Capitalised Annual Ground Rents</b>		<b>£26,250</b>
<b>TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME</b>		<b>£2,213,850</b>
<b>TOTAL BUILD COST OF RESIDENTIAL SCHEME</b>	<b>£527,991</b>	
<b>TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME</b>		<b>£1,685,949</b>

**Non-Residential**

	Cost	Values	
Office	£0	£0	
Retail	£0	£0	
Industrial	£0	£0	
Leisure	£0	£0	
Community Use	£0	£0	
Community Infrastructure Levy	£0		
<b>CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>		<b>£0</b>	
<b>COSTS OF NON-RESIDENTIAL SCHEME</b>	<b>£0</b>		
<b>CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL</b>		<b>£0</b>	
<b>GROSS DEVELOPMENT VALUE OF SCHEME</b>		<b>£2,213,850</b>	
<b>TOTAL BUILD COSTS</b>	<b>£527,991</b>		
<b>TOTAL CONTRIBUTION TO SCHEME COSTS</b>		<b>£1,685,949</b>	

**External Works & Infrastructure Costs (£)**

		Per unit	% of GDV	per Hectare
Temporary Road	£17,500	5,833	0.8%	
Underpinning to Party Wall	£10,000	10,000	1.4%	
New Storm Water Drain	£20,000	6,667	0.9%	
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Other 1	£0			
Other 2	£0			
<b>£67,500</b>			<b>3.0%</b>	
<b>Other site costs</b>				
Fees and certification	7.0%	£35,193	1.6%	
Other Acquisition Costs (£)		£0		

**Site Abnormals (£)**

De-canting tenants	£0	
Decontamination	£0	
Other	£0	
Other 2	£0	
Other 3	£0	
Other 4	£0	
Other 5	£0	
<b>£0</b>		
<b>Total Site Costs inc Fees</b>	<b>£102,693</b>	<b>34,231</b>

**Statutory 106 Costs (£)**

Education	£0	
Sport & Recreation	£0	
Social Infrastructure	£0	
Public Realm	£0	
Affordable Housing	£0	
Transport	£0	
Highway	£0	
Health	£0	
Public Art	£0	
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Other 1	£19,625	6,542
Other 2	£0	
Other 3	£0	
Other 4	£0	
<b>Statutory 106 costs</b>	<b>£19,625</b>	<b>6,542</b>

**Marketing (Open Market Housing GNI Y)**

		per OM unit
Sales/letting Fees	2.0%	£43,752 14,584
Legal Fees (per Open Market unit):	£1,000	£3,000 1,000

**Marketing (Affordable Housing)**

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

<b>Total Marketing Costs</b>	<b>£46,752</b>	
<b>Total Direct Costs</b>	<b>£696,971</b>	

**Finance and acquisition costs**

Land Payment	£1,437,000	479,000 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£0	0.0% of interest		

Agents Fees	£14,370
Legal Fees	£10,778
Stamp Duty	£61,350
Total Interest Paid	£102,143

Total Finance and Acquisition Costs **£1,625,641**

**Developer's return for risk and profit**

**Residential**

Market Housing Return (Inc OH) on Val	15.0%	£328,140	109,380 per OM unit
Affordable Housing Return on Cost	0.0%	£0	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

**Non-residential**

Office	£0
Retail	£0
Industrial	£0
Leisure	£0
Community-use	£0

Total Operating Profit **£328,140**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

**TOTAL COST** **£2,650,752**

**Surplus/(Deficit) at completion 1/6/2019** **(£436,902)**

**Present Value of Surplus (Deficit) at 27/7/2018** **(£412,950)**

Scheme Investment MIRR **0.9%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value **64.9%** Peak Cash Requirement **-£2,190,163**

Site Value (PV) per hectare **No area input per hectare** No area input per acre