

# PLANNING COMMITTEE REPORT

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

<b>PLANNING SUB-COMMITTEE B</b>		
<b>Date:</b>	<b>5<sup>th</sup> February 2015</b>	<b>NON EXEMPT</b>
Application number	P2014/3577/FUL	
Application type	Full Planning Application	
Ward	Caledonian Ward	
Listed building	35-43 Caledonian Road are locally listed 5-35 Balfe Street opposite the site are grade II listed	
Conservation Area	Keystone Crescent	
Development Plan Context	Core Strategy Key Area – Kings Cross and Pentonville Mayor's Protected Vista Kenwood Viewing gazebo to St Paul's Cathedral Mayors Protected Vista Right Lateral Assessment Area Within 100 metres of Strategic Road Network Within 50 metres of Kings Cross Conservation Area Local Flood Risk Zone Caledonian Road side falls within Kings Cross Local Shopping Area	
Licensing Implications	N/A	
Site Address	2-8 Balfe Street and 35-45 Caledonian Road, Islington, London, N1 9EG	
Proposal	Part demolition of 2-8 Balfe Street and 35-45 Caledonian Road, the erection of a part four storey, part second floor, part third floor and roof extension to create a four storey building, alterations to Balfe Street, Caledonian Road and northern elevations, erection/replacement of six shopfronts on Caledonian Road, lowering of basement floor level and change of use of six retail units (A1 use) fronting Caledonian Road to offices (B1 use).	
Case Officer	Mr Nathaniel Baker	
Applicant	The Institutes of Physics	

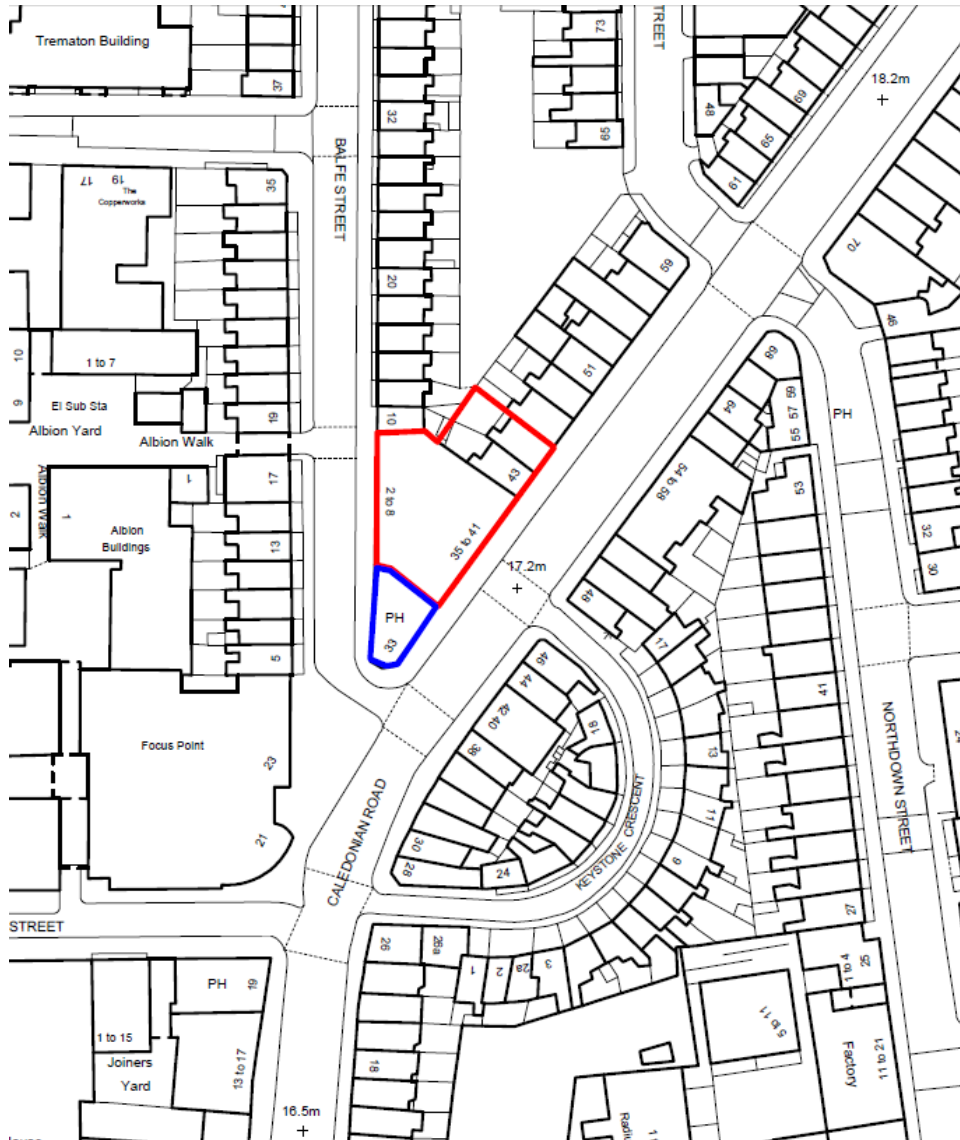
Agent	Mr Charles Mills - Daniel Watney LLP
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## 1 RECOMMENDATION

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

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

**2 SITE PLAN (SITE OUTLINED IN BLACK) - Note that the PH to the south of the site is edged in blue on the online plan.**



PHOTOS OF SITE/STREET



Image1: Aerial view of site:



Image2: Caledonian Road elevation:





Image3: Balfe Street elevation:



Image4: View from Battlebridge Community Garden

## **4 SUMMARY**

- 4.1 The proposal would bring a currently vacant building back into use, increase the extent of office and employment floorspace within the locality and enhance the viability and vitality of a Local Shopping Area.
- 4.2 The proposal, while of considerable scale, would reintroduce shopfronts and activity to Caledonian Road and although contrary to the Conservation Area Design Guidance, it would provide a high quality design at the site that would frame the retained historic facades, reference the character of the locality and positively contribute to the Conservation Area.
- 4.3 The proposal would result in some harm to the Conservation Area (a designated Heritage Asset) and the building (a non-designated Heritage Asset) but in accordance with the NPPF the public benefits of the proposal (education, employment, economic, regeneration and sustainability) have been assessed. In this case the public benefits of the proposal are considered to outweigh any harm.
- 4.4 Residents concerns predominantly relate to neighbour amenity. Although increasing the height of the buildings on the site within close proximity residential properties the proposed development would not be overbearing to neighbouring occupiers. There are identified effects and losses of daylight receipt to neighbouring properties as a result of the development but following a technical assessment of these losses, it is not considered that this would justify the refusal of the application in the context of the balance of various planning considerations.
- 4.5 The proposal would introduce a building with high standards of energy efficiency and sustainability that would exceed policy requirements. It would also provide sufficient cycle parking spaces in accordance with policy requirements.
- 4.6 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

## **5 SITE AND SURROUNDING**

- 5.1 The application site is formed of a building set between Caledonian Road and Balfe Street, with frontages onto both and forms the penultimate building before Balfe Street meets Caledonian Road to the south of the site.
- 5.2 On Caledonian Road the building is formed of two elements; the larger part consists of 4 x three storey, laterally linked terraced properties that have a refurbished frontage (No. 35 - 41). At ground floor level these terraces have four A1 units laid out but not completed, with the shopfronts removed and extensive hoarding which has been in place for a number of years. Beyond this to the north, there are 2 x three storey historic terraced buildings (No. 43 and 45) which are internally linked to the building and again have the shell of A1 units at ground floor level.
- 5.3 The Balfe Street side of the building consists of a red brick, two storey historic warehouse building (No. 4 – 8) with a projecting gable, and a more recent cream painted breeze block two storey addition to the south (No. 2). Above the Balfe Street buildings and to the rear of Caledonian Road are two extensive roof terraces,

projecting roof lanterns, a glazed lift overrun and extensive air handling units set within bamboo screening.

- 5.4 Beyond the site to the south and forming the corner building where Balfe Street and Caledonian Road meet is a part two storey, part single storey locally listed 'Be at One' public house (grade B). On the Balfe Street elevation this building steps in at first floor level with a small timber clad first floor addition, revealing part of the south elevation of the application site. To the north and north east, the site adjoins two separate rows of three storey terraced properties in commercial and residential uses. These terraced properties back onto a private central shared garden space which terminates at its southern point where it meets a two storey projection at the application site.
- 5.5 Directly opposite on the west side of Balfe Street is a terraced row of three storey Grade II listed dwellinghouses, with Albion Yard, an office development beyond this. To the east across Caledonian Road is a mix of properties, primarily at three storey height, with commercial ground floors, residential upper floors and in one case a hostel.
- 5.6 The building is currently vacant but has a lawful B1 use across almost the entire site (measuring 1628 Square metres GIA), with six retail units at ground and basement level on the Caledonian Road elevation (measuring 381 square metres GIA). The B1 office is accessed from a single entrance on Balfe Street and there is a demarcated loading bay for servicing on this side of the building. The building has an extensive basement running across the entire site that incorporates a high number of partitions, low head height in parts and limited natural light.
- 5.7 The site is located within the Keystone Crescent Conservation Area and the Caledonian Road elevation falls within designated Kings Cross Local Shopping Area.
- 5.8 Whilst No. 35-43 Caledonian Road are locally listed for their traditional shopfront designs, it should be noted that the shopfronts were removed a number of years ago and the frontage remains open behind the hoardings.

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

- 6.1 The proposal is for the part demolition of 2-8 Balfe Street and 35-45 Caledonian Road, the erection of a part four storey, part second floor, part third floor and roof extension to create a four storey building, alterations to Balfe Street, Caledonian Road and northern elevations, erection/replacement of six shopfronts on Caledonian Road, lowering of basement floor level and change of use of six retail units (A1 use) fronting Caledonian Road to offices (B1 use).
- 6.2 The proposed demolition comprises of the demolition of two storey building at No. 2 Balfe Street, the demolition of a gable end projection over No. 4-8 Balfe Street, the demolition of the façade of No. 35 Balfe Street, the removal of the upper floor rear elevations and roof slopes across No. 35-45 Caledonian Road and the removal of internal floor plates and partitions. The works to the basement would lower the floor level by 2 metres.
- 6.3 The proposed extensions to the Balfe Street elevation consist of a four storey extension to replace No. 2 Balfe Street that would then extend over the retained façade of No. 4-8 Balfe Street, adding two floors to this building to create a four

storey building. The four storey and part second floor extension would be set back from the main ground floor frontage with the third floor incorporating a further set back, terrace area with glazed balustrade and a set in of 1.4 metres from the neighbouring building to the north. A lift overrun would project 0.7 metres above the roof.

- 6.4 The proposed extensions to the Caledonian Road elevation consist of the insertion of a glazed and zinc clad three storey façade to No. 35 Caledonian Road (adjacent to the public house), the erection of a set back roof extension with a roof terrace and glazed balustrade and the insertion of five new shopfronts. The roof extension would incorporate repeated stacks projecting 0.5 metres above a flat roof.
- 6.5 To the rear, the proposal would introduce a four storey glazed atrium with a pitched roof projecting a maximum of 1.6 metres above the flat roof of the roof extension and over the existing single storey rear projection to be retained a first, second and third floor extension would increase the depth of No. 45 Caledonian Road by 2.3 metres.
- 6.6 The works to Balfe Street consist of the replacement of a first floor window below the gable with a window to match those either side, the continuation of the parapet where the gable would be removed, the replacement of the first floor windows with sash windows to match existing and the replacement of the ground floor windows and doors with anodised aluminium framed double glazed windows.
- 6.7 To the rear a ground floor window would be replaced with facing brickwork, the existing air handling units would be removed and the first floor roof terrace would be retained with the addition of a 1.8 metre high privacy screen.
- 6.8 The resultant building would accommodate 2292 square metres (GIA) of office floorspace with ancillary uses including a café area, a lecture theatre and exhibition space.

#### **Revision 1:**

- 6.9 The plans were amended on 9<sup>th</sup> December 2014 to revise the roof extension over the Caledonian Road properties with the previously proposed 'saw toothed' roof profile omitted and the roof height reduced (including the stacks) and the proposed shopfront design was revised.
- 6.10 Additional daylight/sunlight information was submitted on 19<sup>th</sup> December 2014.

## **7 RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

#### 35-45 Caledonian Road:

- 7.1 **P102751** - Installation of new shopfronts - **Granted Conditional Permission** (04/03/2011).
- 7.2 **P071713** - Change of use of basement and ground floor to A3 (restaurant and cafe) - **Granted Conditional Permission** (20/12/2007).
- 7.3 **P071712** - Change of use to A4 (drinking establishment) - **Withdrawn** (11/10/2007).



7.4 **P071711** - Change of use to A5 (hot food takeaway) - **Withdrawn** (11/10/2007).

35-55 Caledonian Road and 2-12 Balfe Street:

7.5 **992019** - Repair of elevations and reinstatement of altered or missing original features - **Granted Conditional Permission** (17/11/1999).

2-8 Balfe Street (Second floor of 35-45 Caledonian Road):

7.6 **P071667** - Change of use to Class D1 medical - **Granted Conditional Permission** (04/10/2007).

Lynson House, 2-8 Balfe Street, 10, 12, Balfe Street & 35-41, 43, 45, Caledonian Road, Islington N1:

7.7 **P070898** - Change of Use to Class D1 (non residential institution) - walk in NHS healthcare centre - **Granted Conditional Permission** (25/05/2007).

#### **PRE-APPLICATION ADVICE:**

7.8 **Q2014/0872/MIN** - The proposal has been subject to ongoing pre-application discussions. The key points which required further consideration during the pre-application process were:

- Further details of public benefits to outweigh the harm caused to eh Heritage Asset;
- The design of the roof extension;
- Materials;
- The impact of the roof extension on daylight/sunlight received at neighbouring properties; and
- The re-location of the cycle storage to ground floor level;

#### **ENFORCEMENT**

7.9 **E09/04081** - Removal of historic shopfront – Planning permission granted and case closed (29/06/2011).

7.10 **E10/05137** - Removal of Historic Shopfront – Case Closed (30/06/2011).

7.11 **E10/5139** - Removal of Historic Shopfront – Case Closed (30/06/2011).

7.12 **E11/05834** - Unauthorised building works and erection of hoarding – Case closed (02/11/2012).

## 8 CONSULTATION

### Public Consultation

8.1 Letters were sent to occupants of 153 adjoining and nearby properties at Albion Yard, Balfe Street, Caledonian Road, Keystone Crescent and Northdown Street on the 9<sup>th</sup> September 2014. Following the receipt of amended plans/additional information the application was re-notified on the 10<sup>th</sup> December 2014. A site notice was displayed and a press advert published on 11<sup>th</sup> October 2014 and again on the 18<sup>th</sup> December 2014. The public consultation on the application therefore expired on 8<sup>th</sup> January 2015. However it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of the writing of this report a total of 16 responses had been received from the public with regard to the application. These consisted of 8 objections, 7 responses in support of the proposal and 1 letter of comment. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

#### Objections:

- The works to the Caledonian Road elevation would break the uniform frontage in this area (para 10.54 – 10.56);
- The roof extension would break a uniform roofline in the Conservation Area, contrary to the Keystone Crescent Conservation Area Guidelines (para 10.50 – 10.52);
- The proposal is unsympathetic to the existing building and Conservation Area (para 10.48 - 10.67);
- Objection to the loss of the shopfronts (para 10.4 – 10.11 and 10.34 – 10.36);
- The proposal would set an undesirable precedent (para 10.48 – 10.62 and 10.66);
- The glazed insertion on Caledonian Road would disrupt the 4-5-4 arrangement of frontages within the terraced row (para 10.54 - 10.56);
- The proposal is of no architectural merit (para 10.48 – 10.67);
- The rear elevation facing onto Battlebridge Communal Garden is monolithic and inappropriate in its context (para 10.60 and 10.103);
- The demolition of sound buildings to interpose infill and add an extra storey sits ill with energy conservation. The embodied energy of the construction is not covered in the Energy Statement (para 10.132 – 10.140);
- The proposal should achieve BREEAM 'outstanding' (para 10.133);
- The absence of definitive statement about environmental performance (as apposed to mechanisms) is disappointing (para 10.132 – 10.140);
- The Institute does not require modern insertions and additions to the street to make its presence known (para );

- The proposal achieves only 7% extra space (para 6.8);
- Concern raised regarding loss of light to neighbouring properties, particularly 12 Balfe Street (para 10.110 - 10.123);
- The proposal would overshadow neighbouring gardens and Battlebridge Community Garden (para 10.124 – 10.126);
- The offices will overlook the rear of the neighbouring properties (para 10.105 – 10.109);
- The demolition of part of Caledonian Road and the replacement with glass and steel is out of context (para 10.54);
- The ground floor façade below the roof extension should be designed to be in keeping with the roof extension (para 10.56);
- The loss of all shopfronts takes away critical space for retail/restaurant space within this viable and vibrant part of Caledonian Road (para 10.4 – 10.11);
- The glazed addition to Balfe Street is not subordinate to the existing building (para 10.57 – 10.59);
- The loss of the gable on Balfe Street would detract from the unique historic element of this building (para 10.46 and 10.59);
- The existing buildings are not derelict (para 5.6);
- Battlebridge Community Garden would be overlooked (para 10.107 and 10.108); and
- If amended plans are submitted these should be re-advertised (para 8.1).

Support:

- The proposal will be a major enhancement to this run down part of the Borough and has the potential to help regenerate the area;
- The proposal is an opportunity to get this long vacant site re-occupied by a world leading not for profit organisation;
- The design is modern but retains the essence of the original Victorian buildings and the built environment in the immediate area;
- The application is aligned to the educational buildings in the area;
- This is a well conceived scheme that will enhance the visual appearance of the local area and is of a sufficient scale to avoid appearing as a piecemeal addition;
- There are community benefits to the proposal;
- The plans are sensitive to the local area;
- The Institute would be a welcome addition to the local community;

- The development to Regents Quarter was commercially viable as the Council permitted new extensions to be added to the top of Listed Buildings;
- The Caledonian Area is a mixed area with residential, commercial and offices and by remaining so it will thrive further;
- This part of Caledonian Road is overdue investment in uses that are not bars, cafes and drinking establishments;
- The Institute of Physics would attract the spread of the prestigious 'Knowledge Quarter';
- Energy Efficient design, such as this, should be more widespread in the community; and
- The existing building has been an eyesore for a long time.

#### Comments and Non-planning Issues:

- The proposal should not breach the 'Right to Light' of neighbouring properties (para 10.151);
- Alternative design approaches to the required floor areas should be explored (para 10.152); and
- Should the application be approved it should be ensured that any retail is appropriate (para 10.153).

#### Applicant's consultation

8.3 The applicant has carried out extensive consultation with local residents and businesses in the locality. This has included:

- Meeting with Local Councillors;
- Distributing a news letter to 1544 local households and businesses in May 2014 informing them of the proposal and inviting them to attend a public exhibition;
- A public exhibition on Monday 19<sup>th</sup> May 2014;
- Providing a website with details of the proposal;
- Providing access to a questionnaire (via the website) for residents to comment on the proposal; and
- Providing a freepost address, telephone number and email address for residents to contact the development team (on the website).

#### External Consultees

8.4 **London Borough of Camden** – No response received.

#### Internal Consultees

8.5 **Planning Policy** – No response received.

8.6 **Access and Inclusive Design Officer** – The overall spatial planning of the building appears to be logically and generally well thought through. However, details of on-street accessible parking is required, a Changing Places WC is recommended to be included, mobility scooter storage space would be useful, the use of colour, tone,

reflective and translucent surfaces should be considered for visually impaired persons using the building and two of the lifts should be specified as evacuation lifts.

**8.7 Design and Conservation Team** – The proposals have been subject to extensive pre-application discussions and have also been presented to the Design Review Panel (DRP). Issues were identified at these stages and some amendments have been carried out. However, not all concerns have been addressed as they relate to the principle of the development proposal.

Harm: In assessing the impact on the historic environment and identified heritage assets, it is my opinion that the proposal would cumulatively cause substantial harm to the significance of the conservation area.

Demolition and façade retention: The buildings on site make a positive contribution to the character and appearance of the conservation area. As the Caledonian Road buildings are locally listed, the level of contribution is given more significance. Therefore, their loss would cause significant harm to the conservation area.

Concerning the rebuilt Caledonian Road facade, in my opinion the original facade has been generally reproduced and there has been no reduction in the contribution it makes to the CA. As mitigation to potential harm, it is proposed to retain the facades (with one section of the Caledonian Road frontage lost, including the pediment). Although facade retention can sometimes be successfully implemented, it goes against conservation best practice and lacks architectural integrity.

The facade retention here is obvious and although attempting to accommodate conservation considerations, the proposals would result in a development that lacks architectural integrity, causes harm to the conservation area and ultimately fails to provide high quality design on the site.

Roof extension: The roof extension to Caledonian Road would disrupt an unbroken roofline (contrary to the Conservation Area Design Guidelines and IUDG), would disrupt the views of the terrace, the setting of the corner building and would involve the loss of the butterfly profile to the rear.

Shopfronts: The historic shopfronts were removed without consent and should have been repaired/reinstated. These were a significant part of the local listing and the loss of these elements is considered to be harmful. The missed opportunity to reinstate these important features is highly regrettable. In accordance with the NPPF the shopfronts should be considered to be in existence.

Design: Turning to the design and without prejudice to the above considerations, I appreciate that there have been revisions to address concerns raised both by officers and the DRP. I acknowledge that there has been some improvement in the design.

The prominent roof extension to Caledonian Road would be overly dominant and would break a consistent roofline. The proposed "chimneys" are very prominent and dominant and would draw the eye and detract from the host terrace.

The "break" on the terrace is an interesting design feature, however, it involves the loss of a positive contributor and detracts from the continuity of the terrace which is part of the character of the conservation area.

The shopfronts have been carefully considered and as an individual feature are not poor. However, there is a rigidity/homogeneity which detracts from the more organic



composition of the shopfronts in the conservation area. Although the historic shopfronts would normally follow a traditional composition and would share architectural features, there are slight variations to each of them which add richness to the character of the area. The non-reinstatement of the lost historic shopfronts is very detrimental.

The facade retention raises concerns with the insertion of new floor plates behind and new layout which does not properly tie in with the historic fenestration

On the Balfe Street elevation, the additional two storeys are dominant and out of scale with the host building.

The rear elevations are also of concern given that there is public view. The alterations are dominant, there is disruption to the continuous and consistent butterfly profile of the terrace.

Recommendation: Objection raised to the proposal.

- 8.8 **Energy Conservation Officer** – No objection.
- 8.9 **Sustainability Officer** – Reduction in surface water run-off and use of renewable energy technology supported. As the site falls partially within a Local Flood Risk Zone a flood risk assessment should be submitted.
- 8.10 **Bio-diversity and Nature Conservation** – No response received.
- 8.11 **Transport Planning Officer** – Cycle parking should be provided for 29 spaces. Product specification of the two tier cycle parking system should be submitted. The servicing, delivery and refuse collection plan is acceptable. Where possible a wheelchair accessible space should be provided and the cost borne by the applicant.
- 8.12 **Highways** – Would not support the loss of an on-street parking space for accessible parking bay.
- 8.13 **Refuse and Recycling** – No response received.
- 8.14 **Environmental Health** – We have no significant comments to make. It is advised that sufficient and adequate means of waste storage is provided prior to collection by licensed waste collectors.
- 8.15 **Tree and Landscape Officer** – No objection.
- 8.16 **Public Protection** – No objection raised. Conditions relating to noise levels from plant machinery are recommended to protect residential amenity.

The applicant has carried out a Phase 1 desktop contaminated land study. The site is not detailed on the Council's database as having previous potentially polluting uses. However, the submitted study does advise the need for further investigation here and as such this should be carried out and a condition is recommended requiring details to be submitted.

The servicing and delivery hours should be conditioning to be between 07:00 and 23:00.

### Other Consultees

8.17 **Members' Pre-application Forum** – 15<sup>th</sup> September 2014

8.18 **Design Review Panel** – At pre-application stage the proposal was considered by the Design Review Panel on the 4th November 2014. The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by the Design Council/CABE. The panel's observations are attached at Appendix 3 but the main points raised in the most recent review are summarised below:

- The Panel welcomed the Institute of Physics' ambition, investment in Islington, and ideas around community engagement;
- The Panel expressed concerns over the appropriateness of the site for what the Institute is looking to achieve and suggested that a cleared site might be more appropriate;
- The Panel noted that the four southernmost bays of the existing Caledonian Road faced were not original and lacked the qualities of the original elevations;
- The Institutes desire to make a bold statement with its new building was understood but the Panel felt that the proposed design was unsuccessful in bringing together the contemporary and historic architecture, with too many competing styles;
- The Panel commented that the partial demolition of the Caledonian Façade and replacement with glazing was inconsistent with the ambition to retain the façade and preserve the historic streetscape;
- It was suggested that the four southernmost bays on Caledonian Road should be removed and a modern insertion added;
- The Panel had concern regarding the roof extension, particularly in terms of the chimneys and sustainable technology on the roof; and
- The Panel questioned the loss of the gable and top heavy design of the additional floors.

8.19 Since the scheme was presented to the Design Review Panel (DRP) the following amendments were made to address the Panel's concerns:

- The roof extension over Caledonian Road has been amended to lower the height of the roof and chimneys, the 'saw tooth' element has been replaced with a flat roof and it has a consistent design across its entire length;
- The shopfronts fronting Caledonian Road have been amended to have a more traditional design with more intricate detailing to No. 43 and 45;
- A consistent material/colour has been detailed across the roof extension, glazed insertion and shopfronts;
- Further window detail and material/colour detailing added to carry through approach on Caledonian Road elevate; and
- Internal alterations to layout.

## 9 RELEVANT POLICIES

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

### National Guidance

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and the associated National Planning Policy Guidance (NPPG, 2014) are a material consideration and has been taken into account as part of the assessment of these proposals.

### Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

### Designations

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013 and Finsbury Local Area Action Plan 2013.

- King Cross and Pentonville Core Strategy Area
- Locally Listed Building
- Within 100m of Strategic Road Network
- Within 50m of King's Cross Conservation Area
- Mayor's Protected View, Kenwood viewing gazebo to St Paul's Cathedral
- Mayor's Protected View, Right Lateral Assessment
- Local Flood Risk Zone

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

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

### Environmental Impact Assessment

- 9.5 An EIA screening was not submitted. However the general characteristics of the site and proposal are not considered to fall within Schedule 1 or 2 development of the EIA Regulations (2011).

## 10 ASSESSMENT

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

- Land Use;
- Design and Heritage;
- Accessibility;
- Neighbour Amenity;

- Sustainability, Energy Efficiency and Renewable Energy; and
- Highways and Transportation Implications;

### **Land Use**

- 10.2 The existing property is currently vacant but the majority of the floor space (1628 square metres) has a lawful B1 office use with 381 square metres of floor space spread across 6 unfinished units fronting Caledonian Road in a lawful use as A1 retail.
- 10.3 The proposal would result in the loss of the retail use at the site and introduce a solely B1 use of the building by a single occupier, the Institute of Physics. While the B1 use would predominantly consist of office space, it would also include supporting/ancillary functions such as a lecture theatre, exhibition space and an ancillary café. The building would also include interactive learning features and would have a programme for education.

### **Loss of retail:**

- 10.4 The site is located within the Kings Cross Local Shopping Area (LSA) where Development Management policy DM4.6 sets out that proposals will only be permitted where an appropriate mix and balance of uses within the LSA, which maintains and enhances the retail and service function of the LSA, is retained.
- 10.5 The loss of A1 units will only be permitted where:
- i) The premises has been vacant for a continuous period of at least 2 years and continuous marketing evidence for this 2 year vacancy is provided which demonstrates that there is no realistic prospect of the unit being used in its current use in the foreseeable future;
  - ii) The proposal would not result in a harmful break in the continuity of retail frontages; and
  - iii) Individually, or cumulatively, the proposed replacement use would not have an adverse effect on the vitality, viability and predominantly retail function of the LSA
- 10.6 The retail units at the site are currently in shell form with no shopfront, unfinished pilasters and a lack of internal separation. The previous shopfronts were removed as part of refurbishment works prior to 2010 and the retail units have remained unfinished and therefore vacant for a number of years. As such, it is clear that the retail units have been vacant for in excess of 2 years, but no marketing evidence has been provided to demonstrate that there is no realistic prospect of the units being used for retail. Whilst it may be assumed that due to the units being unfinished that they would deter potential occupiers and/or not be considered suitable for marketing, it is often the case that potential occupiers take on and/or seek out such units so as to install and fit out retail units to their own specification.
- 10.7 Looking at the wider LSA, the evidence base document '*Local Shopping Areas: review and health check*' (April 2012) details that 74% of shop units were not in A1 use with only 2% of shop units in B1 use, whilst vacancy rates were about average. It can be seen that the predominant use of shop units within the LSA are not as retail units and that there are other available vacant sites for such uses. Taking the high number of non-retail uses in the LSA together with the period of vacancy of the units

at the site, this casts doubt upon the realistic prospect of the vacant units at the site being used for retail.

- 10.8 With regard to the continuity of the retail frontage, at this point the shopfronts extend between No. 33 to 59 Caledonian Road, with the LSA terminating at No 59. The adjoining property to the south is in A4 (Public House) use and immediately to the north of the site are three café/restaurant units before two retail units and a takeaway unit.
- 10.9 Although the proposal would result in the loss of 6 units with a lawful retail use, it would reintroduce 5 shopfronts of traditional character and proportions, and would locate the main entrance of the resultant building onto the Caledonian Road frontage. The proposed frontage would include two entrances to the property, a café with direct access from the street and occupying three shopfronts (as is the case at No. 47-51), interactive window displays and views into the main reception area.
- 10.10 The reinstatement of shopfronts, the provision of a café and the relocation of the main entrance of the site to Caledonian Road from Balfe Street would reintroduce an active frontage to this part of the LSA where there has been vacancy for a significant period of time. Furthermore, the introduction of active commercial ground floor space, which is in accordance with the aims of the Keystone Crescent Conservation Area Design Guidelines, would result in a footfall which could be considered akin to that of a retail frontage. As such, it is considered that although the proposal would result in a break in the retail frontage and reduce the amount of actual retail units in the frontage, due to the re-use of the vacant site and the provision of an active commercial frontage of traditional character and proportions, the proposed loss of the retail units would not result in a harmful break in a retail frontage. Furthermore, the introduction of high quality shopfronts and active frontages would improve the public realm in accordance with the aims of Core Strategy policy CS6 (Kings Cross).
- 10.11 Concerning the vitality and viability of the LSA, whilst the primary function of the LSA is retail, as previously set out retail units form a small proportion of the occupied shop units. Notwithstanding this, B1 uses support a higher employment density level than retail units (12 square metres per Full Time Equivalent employee compared to 19 square metres for A1 uses, Employment Density Guide 2010), which together with the re-use of the currently vacant building and uplift in useable floor space, would introduce a higher number of building users and therefore an increased level of expenditure in the local area. The introduction of an active frontage to this part of Caledonian Road, which will include a café and publicly accessible space would increase the footfall to this part of Caledonian Road, while the increase in the employment density and number of people visiting the premises would result in an uplift in the number of consumers within the area. As such the proposal would enhance the vitality and viability of the Local Shopping Area.

Office use:

- 10.12 The proposed extension and change of use of the A1 units at the site would result in an uplift of 664 Square Metres of office floor space. Policy DM5.1 states that outside of Employment Growth Areas, Town Centres and Locally Significant Industrial Sites, as is the case here, business floor space may be provided within mixed use developments where this would enhance the character and vitality of the local area, would not detrimentally impact upon residential amenity and would not compromise residential growth. Furthermore, Core Strategy policy CS6 sets out that the Kings Cross area is expected to accommodate estimated growth in jobs from B-use floor space through office led mixed use development which intensifies land use.



- 10.13 Although the proposal would result in the building being in a single use class, it would incorporate a number of ancillary uses, including a lecture theatre, exhibition space and a café, that would ensure the vitality and vibrancy usually associated with a mixed use. Additionally, due to the reasons previously set out (para 10.11) and the public benefits, as assessed in the 'Design' section below, the proposal would represent an enhancement of the character and vitality of the local area.
- 10.14 An assessment of residential amenity is detailed below and with regard to compromising residential growth, the existing building has a lawful commercial use and the extension/change of use of this building would not jeopardise any residential growth.
- 10.15 In accordance with the Keystone Crescent Conservation Area Design Guidelines the proposal would result in the reoccupation of upper floors above commercial premises.

Conclusion:

- 10.16 The proposal would re-use a currently vacant building, increase the extent of office and employment floorspace and enhance the viability and vitality of a Local Shopping Area in accordance with the aims of Core Strategy policy CS6, CS13 and CS14.
- 10.17 Although no marketing data for the period of vacancy of the retail units has been submitted, it is considered that due to the unique benefits of the proposal and the enhancement to the vitality and viability of the locality, on balance the proposed loss of retail use can be accepted in this case.
- 10.18 The site is owned by the Institute of Physics and it is their intention to relocate their head quarters into the building, such that the proposal is not speculative but represents a deliverable proposal. The refurbishment and redevelopment of the Heritage Asset would also accord with the National Planning Policy Framework's presumption in favour of sustainable development.

**Design and Heritage**

- 10.19 The site is located within the Keystone Crescent Conservation Area, a designated Heritage Asset and while 35 - 41 and 43 Caledonian Road are locally listed, these do not constitute designated Heritage Assets.

Policy Context:

- 10.20 The NPPF (2011) details that when considering the impact of a proposed development on the significance of a designated Heritage Asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the Heritage Asset or development within its setting. As Heritage Assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 10.21 The effect of an application on the significance of a non-designated Heritage Asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated Heritage Assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the Heritage Asset.

- 10.22 The recently published NPPG (2014) sets out that an unlisted building that makes a positive contribution to a Conservation Area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the Conservation Area then its demolition is more likely to amount to substantial harm to the Conservation Area. However, the justification for its demolition will still be proportionate to the relative significance of the building and its contribution to the significance of the Conservation Area as a whole.
- 10.23 London Plan (2011) policy 7.8 states that development affecting Heritage Assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Policy 7.9 sets out that the significance of a designated Heritage Asset should be assessed when development is proposed and schemes designed so that the designated heritage significance is recognised both in their own right and as a catalyst for regeneration.
- 10.24 Core Strategy (2011) policy CS9 encourages conservation-led regeneration and states that the historic significance of Islington's unique Heritage Assets and historic environment will be conserved and enhanced whether designated or not.
- 10.25 Development Management (2013) policy 2.3 states that the Council will require the retention of all buildings and structures which make a positive contribution to the significance of a Conservation Area. The appropriate repair and re-use of such buildings will be encouraged. The significance of a Conservation Area can be substantially harmed over time by the cumulative impact arising from the demolition of buildings which may individually make a limited positive contribution to the significance of a Conservation Area. Consequently, the loss of a building which makes a positive contribution to a Conservation Area will frequently constitute substantial harm to the significance of the Conservation Area.
- 10.26 The Keystone Crescent Conservation Area Design Guidelines (2002) sets out that the roofline of a street, particularly on a terrace, is a major component of its character. Alterations which are not in keeping with the existing roofs have a harmful effect upon the character and appearance of the Conservation Area. New roof extensions will only be allowed where a significant number already exists and where additional extensions will create a more harmonious roof line.
- 10.27 The Islington Urban Design Guide (2006) states that where a roofline is unaltered then there is a strong presumption against any alteration or extension beyond the existing roofline.
- 10.28 In accordance with the above policy context an assessment of the relevant material considerations will be set out as detailed below:
- Significance of the designated and non-designated Heritage Asset;
  - Harm to the designated and non-designated Heritage Asset;
  - Proposed Development;
  - Public Benefits; and
  - Conclusion.

Significance:

- 10.29 In determining applications the NPPF requires an assessment of significance to be made as part the consideration, with harm identified (see 'Assessment of Harm'). The applicant's submitted Heritage Statement and Islington's Design and Conservation

Team have detailed the significance of the Heritage Asset and this is considered below.

- 10.30 The Keystone Conservation Area, the 'designated Heritage Asset' in this case, remains visually of undoubted coherent character and largely unchanged since it was first laid out in the 19<sup>th</sup> Century. There are some exceptions to this, notably the modern houses built to fill gaps in Balfe Street.
- 10.31 The application site consists of a number of buildings which have historically been amalgamated to form a single unit. There are three elements to the site; Caledonian Road consists of six stock brick former Victorian dwellings split into two elements; four southern bays with a less intricate façade and the two northern bays set back from this façade and forming part of a row of six dwellings with more intricate facades; and on Balfe Street there is a red brick Victorian former warehouse building which appears to have been historically reduced in scale.
- 10.32 The Caledonian Road elevation is considered to be in keeping with the predominant architectural character and appearance of the Conservation Area and therefore contributes positively. No. 35-43 Caledonian Road are locally listed with a grading of 'S', meaning they are listed for their shopfront quality.
- 10.33 However, it should be noted that the four southern bays of the Caledonian Road elevation were rebuilt around the late 20<sup>th</sup>/early 21<sup>st</sup> century and whilst, in the most part successfully replicating the original frontage, the facades incorporate modern building techniques and materials and are not original. Notwithstanding this, of utmost importance to the assessment of significance is the omission of the historic shopfronts at the site which form the basis for the local listing.
- 10.34 The shopfronts at 35 – 45 Caledonian Road were removed without planning permission in 2009 and following an Enforcement investigation an application was submitted and granted for the installation of replacement shopfronts (P102751). Preliminary works were carried out at the site, constituting implementation and the Enforcement investigation was closed with no enforcement notice having been served. The removal of the shopfronts constituted operational development and as four years has elapsed the existing building situation is therefore lawful by virtue of Section 171B of the Town and Country Planning Act 1990 (as amended by Section 10 of the Planning & Compensation Act 1991).
- 10.35 Paragraph 130 of the NPPF states that where there is evidence of deliberate neglect of or damage to a Heritage Asset the deteriorated state of the Heritage Asset should not be taken into account in any decision. However, there is no evidence to suggest deliberate neglect or damage to the building to gain permission easier and as set out above the existing situation is lawful. As such, the loss of the shopfronts is considered to be material consideration in the assessment of significance of the non designated Heritage Asset and in turn that of the conservation area.
- 10.36 It is therefore considered that while the Caledonian Road buildings at the site contribute positively to the significance of the Heritage Asset, this is somewhat diminished by the lack of the historic shopfronts and the non-original façade.
- 10.37 The Balfe Street building includes a late 20<sup>th</sup> century infill building (No. 2) with an incised rendered façade. This building is of poor quality and has no historic or architectural merit and negatively impacts upon the character of the Conservation Area.

- 10.38 The red brick Victorian former warehouse structure at 4 – 8 Balfe Street, despite the apparent severing of the façade and loss of internal partitions, represents an uncommon historic example of a commercial and industrial building that contributes positively to the Conservation Area.
- 10.39 As such, while the significance of the Caledonian Road elevation has been diminished it is considered that the buildings at the site positively contribute to the Keystone Crescent Conservation Area, which is the designated Heritage Asset.

Assessment of Harm:

- 10.40 The Design and Conservation Officer considers the cumulative impact of the partial demolition of the locally listed Caledonian Road frontage, the removal of a historic feature on Balfe Street, the large scale of the Balfe Street elevation and the introduction of a roof extension to an unaltered roofline that would be visible in the Conservation Area would amount to ‘substantial harm’ to the designated Heritage Asset.
- 10.41 The applicant, in the submitted Heritage Statement states that ‘*some harmful impacts are recognised as likely to result to the historic environment*’ but considers that these constitute ‘less than substantial harm’.
- 10.42 Paragraph 18 of the NPPG sets out that if a building is important or integral to the character or appearance of the Conservation Area, then its demolition is more likely to amount to substantial harm to the Conservation Area, engaging the tests in paragraph 133 of the National Planning Policy Framework.
- 10.43 It is acknowledged that the proposed roof extension is contrary to Conservation Area Design Guidelines for roof extensions and would therefore be harmful to the designated Heritage Asset. However, for the reasons set out in the ‘Proposal’ section below, it is considered that there are exceptional site circumstances that would ensure that the proposed roof extension would not prejudice future proposals in the Conservation Area. Taking this together with the high quality, responsive design of the roof extension, it is considered that the harm arising from the roof extension would be ‘less than substantial harm’.
- 10.44 The proposed works to the Caledonian Road elevation would maintain five of six bays, demolishing an element of the rebuilt façade where it adjoins the atypical public house building that projects out beyond the building frontage. As such, the majority of the historic façade, inclusive of the whole of the original façade and most of the rebuilt late 20<sup>th</sup>/early 21<sup>st</sup> century would be maintained and while the loss of traditional shopfronts at the site is regrettable, the proposal would introduce traditionally proportioned and styled shopfronts to the site. Notwithstanding this the frontage is not a unique example of its design type such that it is integral to the significance of the Conservation Area and therefore the harm is considered to be ‘less than substantial’. It is recommended that these shopfronts are secured by way of condition.
- 10.45 No. 2 Balfe Street is a late 20<sup>th</sup> century infill building with a rendered façade. This building is of no historic or architectural merit and negatively impacts upon the character and appearance of the Conservation Area. As such, the loss of this building, where replaced with appropriate built form would not constitute harm.
- 10.46 The proposed works to Balfe Street would remove a historic gable end and window, while introducing two additional floors above this building. The alterations to the

historic façade and introduction of a large addition would undoubtedly impact harm the appearance of the building. However, the majority of the historic façade would be maintained and due to the extensions incorporating a set back from the retained façade, the significance of the building would be maintained. As such, the importance of this building to the Conservation Area and its importance would not be diminished. Therefore the works are considered to constitute 'less than substantial harm'.

- 10.47 The existing buildings across the site are considered to be important to the character and appearance of the Conservation Area, representing the predominantly residential 19<sup>th</sup> Century development in the case of Caledonian Road and reflecting some of the commercial and industrial uses of the area on Balfe Street. However, for the reasons set out above and in light of the proposed design (see below) the proposal would maintain the importance of these buildings and therefore retain the integrity of these buildings within the Conservation Area. Subsequently the proposal would represent 'less than substantial harm' to the designated Heritage Asset and accordingly the tests of paragraph 134 of the NPPF are relevant.

Proposal:

- 10.48 The proposal would introduce a part four storey, part second and part fourth floor extension over the Balfe Street buildings which would then project over the Caledonian Road buildings to form a roof extension. On the Caledonian Road elevation, the southern most bay of the terrace would be demolished and a glazed bay inserted, with five shopfronts inserted at ground floor level.
- 10.49 The terraced row in which the Caledonian Road part of the site forms the southern most element has a fairly consistent roofline with butterfly roofs set behind a pediment. However, the adjoining public house to the south of the terraced row steps down in height and introduces a hipped roof form and an area of flat roof.
- 10.50 It is acknowledged that the proposal would introduce a considerable roof extension above the established roofline of this part of Caledonian Road and would result in the loss of six butterfly roof forms which contribute positively to the setting of the terrace when viewed from the community garden to the rear. While the Caledonian Road elevation maintains a consistent roofline, the historic amalgamation of the site and the proposal to create an overarching roof form that spans both frontages of the building of the planning unit would present a unique consideration in that it would provide a single consistent roofline where there is currently a mixture of roofs. The aim of the Conservation Area Design Guidelines is to maintain harmonious rooflines, which the proposal would resolve. Additionally, as the site forms the penultimate building where two terraced rows meet with the atypical roof form of the public house to the south, it is considered that subject to an acceptable design, a uniform roof extension would be acceptable at the site.
- 10.51 The Balfe Street element of the site is set a storey below the adjoining terrace to the north and has a roof terrace and a small dual pitched roof. The terraced row projecting to the north has a relatively unaltered roofline and the proposal would introduce a storey projecting above this. However, due to the differing architectural form of this building from the terraced row, including the extensive roof terrace and its set down, the existing roof does not form part of this relatively unbroken roofline and is atypical of the character of this part of the Conservation Area. As such, the introduction of built form projecting above the height of the terraced row, while not in keeping with the existing roofs of the terraced row, would not represent a break in this roofline and would repeat the use of a flat roof and upper floor terraces.



- 10.52 For these reasons it is considered that the principle of a roof extension is accepted at the site and due to the unique site context this would not prejudice any further decisions regarding roof extensions within the area. Reference should be made that to the west of the site and within the setting of the listed buildings along Balfe Street is Albion Yard where there are numerous examples of successful contemporary roof extensions being added over historic buildings within a Conservation Area (see aerial image in section 3).
- 10.53 The proposed roof extension over the Caledonian Road buildings would be set back from the mostly retained pediment and would have a lightweight glazed frontage broken by zinc clad chimney stacks that would demarcate the break between each of the original properties and align with the pilasters of the shop fronts. It is noted that the Design and Conservation Officer considers the roof extension and particularly the stacks to be overly dominant. Following similar concerns raised by the Design Review Panel (DRP) the proposal was amended to remove a 'saw tooth' roof form and reduce the height of the roof and chimney stacks. The roof extension, whilst visible within the Conservation Area, would represent a subordinate addition to the property employing lightweight materials and the stacks to reduce the massing and provide a rhythm and integrity to the structure.
- 10.54 Without prejudice to any harm from the partial demolition of a locally listed building, the location of the insert is considered by Officers to be the most appropriate due to it forming the last bay before adjoining the adjoining public house, which projects out beyond the façade of the application property. The concerns of the Design and Conservation Officer and the DRP are noted. However, the proposal would introduce a predominantly glazed projecting bay set level with the property frontage and incorporate a zinc clad recess either side. The large window would include mullions to emphasise the verticality of the elevation, which is a defining characteristic of the buildings within this part of the Conservation Area, while the zinc parapet would provide a modern interpretation of the pediment running along the terraced row. The insert would provide a clear break to the public house while maintaining the proportionality of the terraced bays.
- 10.55 The proposed shopfronts at the property would have traditional proportions incorporating projecting cornices, repeated pilasters and the glazing would have mullions with low level stall risers similar to those at the neighbouring properties immediately to the north of the site. The two shopfronts within the recessed frontages at No. 43 and 45 Caledonian Road would include more historically accurate detailing to the cornice, similar to the adjoining neighbouring shopfronts. While the Design and Conservation Officer considers the shopfronts to display a rigidity/homogeneity, it is noted that there are runs of shops within the locality displaying very similar designs, whilst the proposal would also include two shopfront types. It is proposed to have a interactive digital window displays and manifestations, details of these have not been submitted and a condition is recommended requiring the submission of these details together with full details of the shop fronts.
- 10.56 Although the extensions and alterations to the Caledonian Road elevation are substantial the majority of the historic façade would be retained and through the continuity of the materials across the roof, insert and shopfront elements, the historic elevation would be framed. The proposed extensions and alterations to this elevation reference historic elements of the building and Conservation Area while introducing contemporary form of a high quality.
- 10.57 The proposed extension to Balfe Street is substantial, wrapping around the historic façade and adding two floors to the building. While the proposal cannot be

considered as subordinate, the employment of a set back at the southern end and first floor, and the further set back of the lightweight glazed third floor would ensure that the retained façade, albeit altered, would be framed and remain the dominant and defining feature of the building on Balfe Street.

- 10.58 The three storey and second floor elements of the proposal would incorporate large extents of glazing which replicate the high windows in the property while the rhythm of these windows would maintain the horizontality of this part of the site. The three storey extension would replace an existing two storey building of poor quality and provide an appropriate resolution to the currently blank south corner where it turns to meet the public house. The upper floor would have a repeated bay design which references the proportions of the terraced row to the north.
- 10.59 The proposed alterations to the retained façade at Balfe Street would include the replacement of an existing first floor window that extends into the gable with a window to match those existing in the façade. The alterations to the ground floor windows and doors would consist of the removal of the cills in the windows and introduction of floor to ceiling height windows with anodised aluminium frames to match those in the contemporary additions. While the loss of the gable end is regrettable, the integrity of the façade would be maintained and the retention of the gable would have an awkward relation to the upper floors.
- 10.60 The proposed extension would introduce considerable massing to the building in views from Battlebridge Community Garden to the rear. However, the centrally located glazed atrium would break the massing significantly, while the second and third floor brick elevations would include recessed brick detailing and the upper floor zinc cladding would incorporate a further set back from the brick elevations and would be broken by narrow vertical obscure glazed panels. These design features/details would articulate the rear elevation.
- 10.61 Some distant views of the south elevation would be afforded from the south of Caledonian Road, however, these would be over the public house and would be minimal.
- 10.62 It is noted that concern has been raised regarding the floor plates of the proposal not relating to the retained façades of the building. The building has historically evolved to have an open floor plate. When viewed from Caledonian Road the pilasters and their projection into the property would reference the original subdivision. Although on Balfe Street views into the building would be over a sunken floor level this building historically had an open floor plate.
- 10.63 The proposed extensions to the building would be visible in views of the terraced row of Listed Buildings on the opposite side of Balfe Street from the site. Due to the set back of the upper floors of the extension and that site frontage at street level would remain relatively unaltered, the proposal would not detrimentally impact upon the setting of the listed buildings.
- 10.64 The proposal would not be visible in views of the listed buildings within Keystone Crescent and the setting off these listed buildings would not be detrimentally impacted upon.
- 10.65 The building is located within the London Plan designated Kenwood Viewing Gazebo to St Paul's Cathedral Protected Vista (3A.1). Although increasing the height of the building it would remain significantly below the threshold heights of the viewing corridor.

- 10.66 The proposal, while of considerable scale, would reintroduce shopfronts and activity to Caledonian Road and although contrary to the Conservation Area design guidance, it would provide a high quality design at the site that would frame the retained historic facades, reference the character of the locality and positively contribute to the Conservation Area.
- 10.67 The overall quality of materials and finishes is considered to be key to the success of the proposal. Conditions are attached with regard to submission of material samples prior to commencement to ensure that a building of appropriate high quality would be delivered.

Public Benefit:

- 10.68 The NPPF sets out that where development would lead to less than substantial harm to the significance of a designated Heritage Asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. It defines public benefits as those that would deliver economic, social or environmental progress. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.
- 10.69 The applicant has submitted a Public Benefit Statement detailing the following:
- 10.70 Regeneration: It is asserted that installation of the IOP to Balfe Street within high quality, locally distinctive premises would have an immediate and positive impact on the social, environmental and economic performance of Balfe Street and Caledonian Road and would catalyse the regeneration of the surrounding area. The installation of the IOP would comprise the arrival of an internationally recognised, forward thinking and leading scientific society whose primary objective is to promote the understanding and application of physics across an incredibly broad spectrum of members, professionals, members of the public, stakeholders and other industries.
- 10.71 Employment and Economic: The proposal would relocate 85 existing IOP employees to the currently vacant site, while the change of use and uplift in floor area would provide up to 133 full time equivalent positions compared to 114 as existing when using the Homes and Communities Agency Employment Density Guide figures.
- 10.72 The proposed use would introduce employment within a skills range and at different levels. In addition to the existing IOP staff the proposal would introduce a facilities management team and hospitality positions.
- 10.73 Having regard to the Indices of Multiple Deprivation, the site falls within an area that is within the bottom 27% nationally for employment deprivation. The creation of new jobs by the IOP would directly address this, improving resident employment levels with subsequent additional economic and social positive effects.
- 10.74 It is asserted that an increase in employment in the area would increase induced consumption. The applicant details that research undertaken by McDermott *et al.* (1994) estimates that employees spend between 30-40% of their salaries on purchases within the local community. This would therefore directly support those local shops, cafes and restaurants within the local area, both during construction and throughout the lifetime of the building, further enhancing the performance of the local economy.

- 10.75 The building will offer the IOP the opportunity to develop a business incubator centre. This centre will provide space for physics-based start-ups to establish a first presence in London, and in the Borough. These new companies will require support services and as the more successful grow and develop, and establish a more permanent home, they will continue to offer employment opportunities. IOP will work with the Borough to help retain these new companies in the local area.
- 10.76 Records show that the existing IOP head quarters received 116,950 visitors in 2013, comprising school students and teachers (1,800), students from physics departments (2,850), Institute members (108,000), and walk-in visitors from the general public (4,300). These numbers would increase once the IOP runs a range of events directly targeting the general public. The IOP forecast that visitor numbers will increase by an additional 100,000, facilitated by the conference and exhibition space, and the business hub. Induced consumption would also be increased from visitor expenditure.
- 10.77 During the anticipated 18 month construction period there is predicted to be a workforce that would amount to 22 400 man days (cumulative number of days worked by individuals at site) of skilled and unskilled labour, which would bring job opportunities to residents of Islington and income to local facilities.
- 10.78 Education and Outreach: The proposed IOP head quarters within Islington would be a hub for existing extensive education programmes carried out by the IOP and it follows that the schools in Islington, and particularly those in closest proximity to the site, are best placed to secure an advantage. Indeed the proximity of the proposed premises to a number of schools offers an opportunity for implementing existing programmes and working symbiotically to develop new programmes. Five state-funded schools in Islington have already participated in the Stimulating Physics Network Programme which the IOP help to run.
- 10.79 The proposal would allow the institute to initiate close working links with the Borough's education advisors to ensure that the best practice emerging from research projects is directly shared with the Borough's experts; a network for the science teachers in Islington will be created to engender greater support for those directly involved in the provision of physics education; an annual science show and careers event will be held for students and parents from the Borough; and, if desired by the schools, Institute staff will be given time to serve on the governing boards of schools in Islington.
- 10.80 It is the IOP's intention to use the space it is developing on Balfe Street to create opportunities and reasons for students to visit. Lectures, interactive exhibitions and meeting space for youth group physicists can all be given a new home.
- 10.81 In 2013 1800 students and teachers visited the existing IOP premises. It is anticipated that an additional 1,200 students and teachers would have cause to visit the new premises, but having regard to the IOP's desire to grow its education programme and the new facilities directly supporting this, the visitor numbers are likely to increase.
- 10.82 The IOP would work with strategic partners to further strengthen the local area's burgeoning reputation as the national base for science, technology, and the growing knowledge economy.
- 10.83 The IOP would offer the use of its new meeting spaces and exhibition spaces to neighbouring charities and Islington Borough Council for the Borough's community

meetings and exhibitions. During the public consultation event, the IOP was introduced to a number of local charities and community groups who indicated that they would welcome the opportunity to make use of space within the IOP premises for numerous functions.

- 10.84 The IOP hosts a wide-range of public facing events from launch events to lectures that bring together the public faces of physics. The public lecture series gives inspirational scientists an opportunity to present latest developments in physics to the general public.
- 10.85 The educational engagement and public outreach benefits are not implicit as part of the built form and as such the submission of a scheme for these elements is secured through a legal agreement.
- 10.86 Energy and Sustainability: The proposal is intended as an exemplar of sustainability, using this as an interactive and educational tool that will serve to inform visitors and staff on the environmental processes of the building. AV will play a key role in the realisation of this vision, and in the public area at ground floor reception as well as the education/ exhibition space at basement level, large digital screens are proposed to perform this function. External information screens are proposed along Caledonian Road that would allow the general public to find out what is happening within the building and about future events and activities. At basement level within the education and exhibition zone, a glazed 'viewing wall' onto the building's plant room is proposed.
- 10.87 The building aims to achieve optimum levels of sustainability and energy performance, where possible incorporating technologies developed by its own membership. The energy performance of the building will be continually monitored and therefore it will be straightforward to demonstrate that the IOP is delivering these energy and sustainability benefits for the local area. This information will be publically displayed on the interactive screens. Conditions are recommended which secure the sustainability of the building.

#### Conclusion:

- 10.88 The proposed development is considered to represent a high quality design that would respond to the site context and would not detract from the character and appearance of the Conservation Area.
- 10.89 Considering the harm in accordance with paragraph 134 of the NPPF (which states that such harm should be weighed against the public benefits of the proposal), the applicant has detailed substantial public benefits arising from the development including regeneration of this part of Caledonian Road and economic, employment, education and sustainability benefits. It is asserted by the applicant that the public benefits would meet the tests of both paragraph 134 (less than substantial harm) and paragraph 133 (substantial harm) of the NPPF.
- 10.90 Officers agree with the assessment to an extent, but would add that together with the reinstated traditionally proportioned shopfronts and an active frontage onto Caledonian Road, as well as those benefits listed above these would outweigh the harm that the partial demolition and roof extension would cause to the Conservation Area. In this regard, the harm is outweighed and the aim of paragraph 134 of the NPPF is met.

#### Accessibility

- 10.91 The Islington Core Strategy (2011) policy CS10B requires all development to achieve the highest feasible level of a nationally recognised sustainable building standard.
- 10.92 It is noted that the Access and Inclusive Design Officer considers the overall spatial planning of the building to be generally acceptable.
- 10.93 The application was amended on 19<sup>th</sup> December 2014 and included details of an accessible cycle/mobility scooter storage point within the ground floor cycle parking space. After trip shower facilities are provided with an accessible shower facility provided at basement level, where there is lift access.
- 10.94 The applicant has confirmed that the fire strategy for the building includes refuges on each level and that the main access doors to the site would be PIR activated with a paddle system during the evening.
- 10.95 A Changing Places WC is recommended due to the publicly accessible ground floor and basement spaces. However, due to the limited area available for a Changing Places WC and that the primary use of the building would be as an office it is not considered reasonable to require a Changing Places WC.
- 10.96 The proposal does not include any accessible parking spaces. While the submitted Transport Statement sets out that the applicant will support the conversion of an on-street parking bay on Balfe Street, this is not supported by the Highways Officer. Due to the high accessibility level of the site the provision of an accessible parking bay is not considered to be necessary in this case.

### **Neighbouring Amenity**

- 10.97 The Development Plan contains policies which seek to appropriately safeguard the amenities of residential occupiers when considering new development. Policy DM2.1 of the Development Management Policies Document 2013 states that satisfactory consideration must be given to noise and the impact of disturbance, vibration, as well as overshadowing, overlooking, privacy, direct sunlight and daylight receipt, over-dominance, sense of enclosure and outlook.
- 10.98 Enclosure and massing: The proposal would introduce a roof extension across the Caledonian Road properties, extending up to the boundary with the Public House to the south and extending to within 0.5 metres from the adjoining property to the north, No. 47. Due to the separation distance of the roof extension from the properties on the opposite side of Caledonian Road and its modest height above the front parapet, when viewed from the opposite side of Caledonian Road the proposal roof extension would not be overbearing.
- 10.99 With regard to the occupiers of the western side of Balfe Street, the proposal would introduce two additional storeys to the application property. However, the resultant building steps back as it increases in height and reduces in massing with the second floor set 14.5 metres back from the front elevation of these properties, the top floor set a further 1.5 metres back again and the top floor having a set back from the north elevation of 1.4 metres. Due to this separation, the step in and the use of light weight materials at across the top floor, the proposal would not be overbearing when viewed from the west side of Balfe Street.
- 10.100 On the rear of the Caledonian Road buildings the proposal would project 2.3 metres at first, second and third floor level beyond the rear of the adjoining building, No. 47 Caledonian Road. Due to the limited projection of the proposal beyond this rear

elevation and that the closest windows to this property serve a stairwell, the proposal would not be overbearing to the occupiers of this property.

- 10.101 To the rear the proposal would introduce a four storey height rear projection facing onto Battlebridge Community Garden. The application site forms the confluence of the terraced rows of Balfe Street and Caledonian Road, resulting in the properties at the southern end of the terraces having restricted outlooks to the south and a reduced separation distance to the relative property to the rear.
- 10.102 The proposed rear projection would be set back from the existing building footprint on the western side but would extend across at an angle to adjoin the rear of No. 43 Caledonian Road, bringing this part of the building line further out. Representations have been received regarding the proposal being overbearing to the occupiers of No. No. 12 Balfe Street. The basement and ground floor windows in this property currently look out onto single storey rear projections at the site and neighbouring property and a high wall within the community garden. Although the proposal would introduce additional built form to the south and south east when viewed from the upper floor windows of this property, to the south the extension would be set back 6 metres from the boundary and set at an oblique angle to No. 12, while the extensions to the south east would be set over 11 metres away. By reason of this and that the primary outlook of the rear windows in the neighbouring property being to the east and north east, the proposed extension would not be overbearing to the occupiers of this property.
- 10.103 Representations have been received raising concern over the scale of the proposal when viewed from Battlebridge Community Garden. The existing buildings at the site backing onto the gardens are set lower than the surrounding built form and the proposal would introduce significant massing to the southern end of the gardens. However, the building would be set back from the narrow southernmost part of the gardens and the massing would be broken up by different heights, materials, obscurely glazed strips and the glazing in the atrium. By reason of this, that the main usable area of the community garden is set further to the north beyond the narrow southern tip of the gardens and that there would be some screening afforded by existing trees which are protected by the Conservation Area, the resultant building would not be overbearing to users of Battlebridge Community Garden.
- 10.104 The proposed shopfronts, glazed infill on Caledonian Road and alterations to the elevations of the existing building would be within the existing footprint and scale of the building and would not be overbearing to the neighbouring occupiers.
- 10.105 Overlooking: The proposed roof extension over the Caledonian Road buildings would introduce high level windows and terraces facing over Caledonian Road. However, the windows would be set back over 18 metres from the opposite windows and whilst the proposed terraces would be closer Development Management policy DM2.6 sets out that this is acceptable across a highway.
- 10.106 Concerning views across Balfe Street, whilst introducing a higher level roof terrace and further high level windows, these would be set over 14 metres from the neighbouring windows and the views would be across a highway.
- 10.107 To the rear an existing first floor roof terrace would be reused but with the addition of a 1.8 metre high obscure glazed screen to ensure that there is not overlooking to neighbouring properties. This screen would also ensure that there was no mutual overlooking to the first floor terrace and windows serving the commercial property at No. 10 Balfe Street.

10.108 The glazed atrium starts at first floor level and extends up to the roof. Concern has been raised regarding overlooking to Battlebridge Community Gardens and the neighbouring properties from the proposed atrium. Although the atrium introduces a large extent of glazing facing back onto the community gardens, by design atriums form open voids within buildings, resulting in floor plates being set back from the glazing and restricting views. In this case, direct views looking back into the community garden would be set a minimum of 6.5 metres from the glazing. Concerning views into neighbouring properties, views from the office space either side of the atrium would be partially screened from the west side of the building by brickwork, while on the eastern side of the atrium is a walkway rather than desk space. Notwithstanding this, any views from the office space would be at oblique angles and set back from the glazing itself.

10.109 It should also be noted that the office use of the site would be at its most intensive use within normal working hours.

10.110 Daylight and Sunlight The application has been submitted with a sunlight and daylight assessment. The assessment is carried out with reference to the 2011 Building Research Establishment (BRE) guidelines which are accepted as the relevant guidance. The supporting text to Policy DM2.1 identifies that the BRE 'provides guidance on sunlight layout planning to achieve good sun lighting and day lighting'.

10.111 Daylight: the BRE Guidelines stipulate that there should be no real noticeable loss of daylight provided that:

The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value. (Skylight);

And

The daylight distribution, as measured by the No Sky Line (NSL) test where the percentage of floor area receiving light is measured, is not reduced by greater than 20% of its original value.

10.112 It should be noted that whilst the BRE guidelines suggest a 20% reduction in NSL would represent an unacceptable loss of daylight, it is commonly held that losses in excess of 50% NSL are not acceptable and should be avoided even in dense urban areas unless where this is unavoidable within an appropriate townscape response.

10.113 Sunlight: the BRE Guidelines confirm that windows that do not enjoy an orientation within 90 degrees of due south do not warrant assessment. For those windows that do warrant assessment, it is considered that there would be no real noticeable loss of sunlight where:

*In 1 year the centre point of the assessed window receives more than 1 quarter (25%) of annual probable sunlight hours (APSH), including at least 5% of Annual Winter Probable Sunlight Hours (WSPH) between 21 Sept and 21 March – being winter; and less than 0.8 of its former hours during either period.*

*In cases where these requirements are breached there will still be no real noticeable loss of sunlight where the reduction in sunlight received over the whole year is no greater than 4% of annual probable sunlight hours.*



10.114 Where these guidelines are exceeded then sunlighting and/or daylighting may be adversely affected. The BRE Guidelines provide numerical guidelines, the document though emphasizes that advice given is not mandatory and the guide should not be seen as an instrument of planning policy, these (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout design.

#### Sunlight and Daylight Losses for Affected Properties Analysis

10.115 Residential dwellings within the following properties have been considered for the purposes of sunlight and daylight impacts as a result of the proposed development:

- 7 – 21 (odd) Balfe Street;
- 12 Balfe Street; and
- 48 and 50 Caledonian Road

10.116 With the exception of 12 Balfe Street, none of the properties considered have windows within 90 degrees of due south and therefore do not require testing for Sunlight.

10.117 7-21 (odd) Balfe Street: is a terraced row of three storey listed dwellings on the opposite side of Balfe Street to the application site. The BRE assessment demonstrates that all of the windows would maintain acceptable levels of VSC but six rooms would have a reduction of Daylight Distribution (DD) in excess of 20% at No. 13, 15, 19 and 21. A further three rooms are detailed to fail the DD test but these rooms serve as circulation space and therefore did not require testing, being non-habitable.

10.118 Five of the six affected rooms would have a DD reduction of between 20% - 30%, which is considered to be a lesser/minor infringement. Of the six windows four serve basement rooms which have windows set within front lightwells while the most affected window at No. 15 Balfe Street faces out onto a tree. Notwithstanding this, all of the rooms that would fail the DD test maintain acceptable levels of VSC and currently benefit from an outlook towards a low level two storey building whereas the predominant urban context within the terraced row is an outlook onto an uninterrupted three storey row of terraced buildings. The submitted additional information (dated 23<sup>rd</sup> December 2014) asserts that the losses to DD at the affected properties are commensurate to the established context of the terraced row as it continues north.

10.119 12 Balfe Street: is a three storey mid-terrace dwellinghouse to the north of the site and has a rear back garden. The BRE daylight assessment demonstrates that the windows/rooms at this property would maintain acceptable levels of VSC and DD.

10.120 It is noted that a representation has been received regarding the testing of this property and the losses in Annual Daylight Factor (ADF). The BRE Guidelines set out that the relevant tests for the impact upon existing properties from new development is VSC and DD, whereas ADF is used to test daylight levels within new developments. Notwithstanding this, the applicant has provided further test results for this property which detail that daylight is within the BRE Guidelines.

10.121 With regard to sunlight, three windows serving habitable rooms would fail the Annual Probable Sunlight Hours (APSH) test. Of these windows two serve bedrooms which are considered less important in the BRE Guidelines. Notwithstanding this, while one of the bedrooms would have a reduction in APSH of over 20% and 100% loss of

winter APSH, which is contrary to the BRE Guidelines, it would continue to receive over 25% of APSH as required by the BRE Guidelines.

- 10.122 The living room window which is detailed to fail the APSH test is dual aspect with two front windows that receive acceptable levels of sunlight. Taking the dual aspect of this room and that all three affected windows would continue to receive good standards of VSC and DD, the losses in sunlight are considered to be acceptable in this case.
- 10.123 48 and 50 Caledonian Road: consist of 2 x three storey terraced properties incorporating commercial ground floor uses with residential above. The BRE assessment demonstrates that all of the windows would maintain acceptable levels of VSC and DD.
- 10.124 Overshadowing The BRE guidelines state that to appear adequately sunlit throughout the year at least half of an amenity space should receive at least 2 hours of sunlight on 21<sup>st</sup> March. The two areas tested are the rear garden serving 12 Balfe Street and Battlebridge Community Garden.
- 10.125 The submitted daylight/sunlight assessment details that the rear garden serving No. 12 Balfe Street is in complete shadow on the 21<sup>st</sup> March and therefore the proposal will not result in any change to this, which is in accordance with the BRE Guidelines. Representation has been received requesting further alternative testing of overshadowing to this garden. The submitted additional information (dated 16<sup>th</sup> October 2014) to address this representation details a Transient Overshadowing assessment which shows that the levels of overshadowing throughout the year to this garden will remain very similar to the existing relationship.
- 10.126 The overshadowing test to Battlebridge Community Garden details that 90.5% of these gardens will receive at least 2 hours of sunlight on 21<sup>st</sup> March. Furthermore, the area which would have increased overshadowing is at the southern most point of the gardens where the space narrows significantly is bound by a high wall on the eastern side and has an area of hardstanding.
- 10.127 Noise and Disturbance: Although the proposal would undoubtedly increase the intensity of the use of the site from the present situation, the site has lawful office and retail uses which could operate with site users coming and going to the site. Notwithstanding this, the proposed reception/lobby, lecture theatre, café and exhibition spaces are all located at ground and basement level, with access from Caledonian Road, which would be commensurate with the commercial nature of ground floor and basement uses along Caledonian Road.
- 10.128 A condition is recommended ensuring that any potential amplified sound from the use of the lecture theatre or exhibition space would not be audible to neighbouring residents.
- 10.129 The submitted Acoustic Assessment and Ventilation and Extraction Statement have been assessed by the Council's Public Protection Acoustic Officer and are considered to be acceptable subject to a condition restricting the noise emission of the proposed plant machinery.
- 10.130 Hours of operation: This part of Kings Cross and especially the southern part of Caledonian Road is notable for its evening and night time economy, with restaurants, bars and shops with late opening hours. The applicant has not submitted any proposed hours of operation but has set out in the Planning Statement that the

building would be predominantly used in normal working hours with some lectures and evening events being held. B1 office space is generally compatible with residential uses and although the proposal would introduce some evening usage, access and egress would be onto/from Caledonian Road where evening/night time economy is more appropriate. As such, the use of the site for evening events and lectures is considered to be acceptable subject to a condition restricting the hours to the following:

- 0700 hours to 2300 hours Monday - Saturday; and
- 1000 hours to 2200 hours on Sunday and Bank Holidays

10.131 With regard to delivery and serving, this is proposed to be from the largely residential Balfe Street and whilst Kings Cross is a generally busy area it is considered necessary to restrict the hours of delivery and serving by condition to between 0700 hours and 2300 hours.

### **Sustainability, Energy Efficiency and Renewable Energy**

10.132 It is the aim of the Institute of Physics to provide an exemplary standard of sustainable design, construction and operation over the lifetime of the building. Accordingly the applicant has aimed to achieve the highest possible standards, in some cases achieving policy targets for new Major developments, such as a draft Green Performance Plan and overheating modelling. The proposal would incorporate a number of renewable energy technologies and sustainable design features such as photovoltaic panels, ground source heat pumps, passive design and green/blue roofs.

10.133 Islington Core Strategy (2011) policy CS10 requires all development to achieve the highest feasible level of a nationally recognised sustainable building standard. Whilst there is no specific BREEAM target for minor non-residential schemes the submitted Energy Statement details that the proposal would achieve a pre-assessment BREEAM rating of 'Excellent'. The proposed BREEAM level is in excess of policy requirements and is welcomed. A condition is recommended to ensure that this standard is achieved.

10.134 Core Strategy policy CS10 also requires all development to demonstrate that it has minimised onsite carbon dioxide emissions by maximising energy efficiency, supplying energy efficiently and using onsite renewable energy generation. The applicant has detailed that the proposal would achieve a total (regulated and unregulated) CO2 emissions reduction of 25.8% against 2010 Building Regulations, which is considered to be acceptable.

10.135 Policy DM7.3 of the Development Management Policies identifies that minor new-build development within 100 metres of a Decentralised Energy Network (DEN) will be required to connect to the network. Although the proposal would not be within 100 metres of a DEN, the Kings Cross Shared Heat Network (SHN) is in close proximity to the site and there could be future opportunities to connect to this. However, this is dependant upon major developments coming forward and the proposal would have a relatively small base heat load that could be met through other low carbon technologies. Where connection to a DEN is not possible, applicants are encouraged to explore the use of Combined Heat and Power, however the size and profile of the energy demands of the proposal are considered to be too small to support the use of a CHP engine. The use of ground source heat pumps to meet the majority of the development's heating and cooling demands is supported.

- 10.136 London Plan policies 5.10 and 5.11, Islington Core Strategy Policy CS10 and Islington Development Management Policies policy DM6.5 promote urban greening and enhancing biodiversity. The London Plan 2011 policy 5.13 considers development should utilise Sustainable Urban Drainage Systems (SUDS) unless practical reasons prevent this, and should aim for Greenfield run-off rates.
- 10.137 The proposal would be located over the existing footprint of the building and would therefore not result in a reduction in the amount of open space for run-off across the site. Notwithstanding this, the application includes the use of Green and Blue roofs (Blue roofs consist of an attenuation layer below a green roof) and rainwater harvesting. The proposed SUDS strategy would reduce the level of surface run-off by approximately 30% and is in accordance with Development Management policy DM6.6.
- 10.138 Although a minimal area of the site (approximately 15 square metres) encompassing the facades of No.41, 43 and 45 Caledonian Road fall within a Local Flood Risk Zone, the proposed SUDS strategy takes provides sufficient reduction in run-off rates taking into account climate change projections and is considered to be sufficient.
- 10.139 Conditions are recommended to ensure the water use target is met.
- 10.140 The proposal would introduce a building with high standards of energy efficiency and sustainability that would exceed policy requirements.

### **Highways and Transportation**

- 10.141 The site has a PTAL rating of 6b, which is 'Excellent' with Kings Cross St Pancras Railway Station and a number of major bus routes in close proximity to the site.
- 10.142 Public Transport Implications: The proposal would result in an uplift in floor space and an increase in the intensity of the use of the site. However, due to there being no on-site car parking, the high PTAL level of the site and the measures set out in the submitted Travel Plan, the proposal would not detrimentally impact upon the surrounding transport infrastructure.
- 10.143 Cycle Parking: Policy DM8.4 and Appendix 6 of the Development Management Policies set out the minimum cycle parking standards for development proposals. Cycle parking should be covered and secure and end of trip facilities such as showers and locker facilities should be provided.
- 10.144 The proposal details the provision of 16 stacked cycle parking spaces, one accessible cycle parking space and end of trip facilities. It is noted that the Transport Officer recommends the provision of 29 cycle parking, which is based on the gross floor space of the entire building. However, the net increase in office floor space is 664 square metres, which would require 9 cycle parking spaces, which the proposal exceeds. Even when the ancillary café and 172 seat lecture theatre floor space, which both have greater cycle parking requirements than office space, are taken into account the proposal would provide sufficient cycle parking space.
- 10.145 Owing to space restrictions the applicant has detailed the use of two tier stacked cycle parking spaces. A condition is recommended requiring details of the cycle staking to be submitted and approved in writing by the Local Planning Authority to demonstrate that the dimensions and landing space is adequate.

- 10.146 In addition to this there are a number of public cycle parking spaces available in the immediate locality, with the closest to the south of the site where Balfe Street meets Caledonian Road. Should the applicant wish to add to these public spaces, as suggested by the Transport Officer, then this should be discussed with the Council's Highways Department. However, the area is highly accessible by public transport and there are a number of Barclays' cycle hire points within close proximity of the site (Northdown Street and Killick Street) such that it is not considered necessary to require additional on-street cycle parking spaces to be provided.
- 10.147 Delivery and Servicing Arrangements: A detailed delivery and servicing plan has not been submitted. However, it is detailed in the Transport Statement that all servicing would be from Caledonian Road and take into account the Council's future planned changes to this part of Caledonian Road to form a two way highway.
- 10.148 Construction: Due to the constrained nature of the site and its frontage onto a residential area on Balfe Street and a busy road on Caledonian Road, a condition is recommended requiring the submission of a Construction Management Plan.
- 10.149 Refuse Collection: The refuse collection point is located close to the service entrance with an intercom system to the reception. The area of the refuse and recycling store is in excess of the minimum space requirements in Islington's Rubbish and Recycling Storage Guidance (2013).

### **National Planning Policy Framework**

- 10.150 The scheme is considered to accord with the aims of the NPPF and to promote sustainable growth that balances the priorities of economic, social and environmental growth. The NPPF requires local planning authorities to boost significantly the supply of housing and require good design from new development to achieve good planning.

### **Other Matters**

- 10.151 Representations have been received which state that the proposal should not breach residents 'Right to Light'. 'Right to light' is a civil legal matter and does not form a material planning consideration. However, an assessment of daylight/sunlight and overshadowing has been considered as part of the application.
- 10.152 Representations have been received requesting the exploration of alternative design approaches. The application should be assessed on the basis of the plans submitted and an alternative scheme would be likely to require a separate planning application and is not therefore in for consideration.
- 10.153 A representation has been received which requests that should the application be approved it should be ensured that any retail premises proposed are appropriate. However, the proposal does not include the provision of any retail space.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposal would bring a currently vacant building back into use, increase the extent of office and employment floorspace within the locality and enhance the viability and vitality of a Local Shopping Area.
- 11.2 The proposal, while of considerable scale, would reintroduce shopfronts and activity to Caledonian Road and although contrary to the Conservation Area Design Guidance, it would provide a high quality design at the site that would frame the retained historic facades, reference the character of the locality and positively contribute to the Conservation Area.
- 11.3 The proposal would result in some harm to the Conservation Area (a designated Heritage Asset) and the building (a non-designated Heritage Asset) but in accordance with the NPPF the public benefits of the proposal (education, employment, economic, regeneration and sustainability) have been assessed. In this case the public benefits of the proposal are considered to outweigh any harm.
- 11.4 Residents concerns predominantly relate to neighbour amenity. Although increasing the height of the buildings on the site within close proximity residential properties the proposed development would not be overbearing to neighbouring occupiers. There are identified effects and losses of daylight receipt to neighbouring properties as a result of the development but following a technical assessment of these losses, it is not considered that this would justify the refusal of the application in the context of the balance of various planning considerations.
- 11.5 The proposal would introduce a building with high standards of energy efficiency and sustainability that would exceed policy requirements. It would also provide sufficient cycle parking spaces in accordance with policy requirements.
- 11.6 As such, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

### **Conclusion**

- 11.7 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms as set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

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

- Not to occupy the development until a scheme for the 'Educational Engagement' and 'Public Outreach' programmes has been submitted to and approved by the Council.

That, should the Section 106 Deed of Planning Obligation not be completed within 4 weeks from the date when the application was presented to Planning Committee (in the event of a positive resolution), the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service may refuse the application on the grounds that the proposed development, in the absence of a Deed of Planning Obligation is not acceptable in planning terms.

ALTERNATIVELY should this application be refused (including refusals on the direction of The Secretary of State or The Mayor) and appealed to the Secretary of State, the Service Director, Planning and Development / Head of Service – Development Management or, in their absence, the Deputy Head of Service be authorised to enter into a Deed of Planning Obligation under section 106 of the Town and Country Planning Act 1990 to secure to the heads of terms as set out in this report to Committee.

### RECOMMENDATION B

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

#### List of Conditions:

<b>1</b>	<b>Commencement (Compliance)</b>
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
<b>2</b>	<b>Approved plans list (Compliance)</b>
	CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:  Location Plan, EX(03)209, EX(03)210, EX(03)211, EX(03)212, EX(03)213, EX(04)201, EX(04)202, EX(04)203, EX(05)201, EX(05)202 Rev 01, EX(05)203, EX(05)204, DE(03)009, DE(03)010, DE(03)011 Rev 01, DE(03)012 Rev 01, DE(03)013, DE(04)001, DE(04)002, DE(04)003, DE(05)001 Rev 01, DE(05)002, DE(05)003, DE(05)004, PL(03)009 Rev 01, PL(03)010 Rev 01, PL(03)011 Rev 01, PL(03)012 Rev 01, PL(03)012 Rev 01, PL(03)014 Rev 01, PL(04)001 Rev 01, PL(04)002 Rev 01, PL(04)003 Rev 02, PL(04)004 Rev 01, PL(05)001 Rev 02, PL(05)002 Rev 01, PL(05)003 Rev 02, PL(05)004 Rev 02, PL(05)301 Rev 01,

	<p>PL(05)302 Rev 01, Planning Supporting Statement (ref: S31533), Public Benefit Statement (ref: S31533) Design and Access Statement (ref: 13020 LO1-015-01), Heritage Statement (August 2014), Daylight/Sunlight and overshadowing report (Version 1), Daylight/Sunlight additional information dated 28<sup>th</sup> August 2014,, Daylight/Sunlight additional information dated 16<sup>th</sup> October 2014, Daylight/Sunlight additional information dated 23rd December 2014, Sustainable Design and Construction Statement (August 2014), Transport Statement (August 2014), Travel Plan (August 2014), Statement of Community Involvement (August 2014), Phase 1 Geotechnical and Geo-environmental Desk Study Report (August 2014), Utilities and Foul Sewage Assessment (August 2014), Acoustic Strategy Report (August 2014) and Ventilation and Extraction Statement (August 2014).</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Materials and Samples (Details)</b>
	<p>CONDITION: Details and/or samples of all facing materials used in the development shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on the development. The details and samples shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>a) Facing Brickwork(s); Sample panels of proposed brickwork to be used showing the colour, texture, facebond and pointing shall be provided</li> <li>b) Metal Cladding</li> <li>c) Doors</li> <li>d) Glazing (including obscure glazing)</li> <li>e) Balustrades</li> <li>f) any other materials to be used.</li> </ul> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
<b>4</b>	<b>Shopfronts (Details)</b>
	<p>Notwithstanding the plans hereby approved details of the shop front designs fronting Caledonian Road (at scale 1:10) shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on that aspect of the scheme.</p> <p>The development shall be carried out strictly in accordance with the details so approved, installed prior to the first occupation of the ground floor, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the resulting shop fronts are appropriately designed and in order to safeguard the special architectural or historic interest of the Heritage Asset.</p>
<b>5</b>	<b>Window Manifestations (Details)</b>
	<p>CONDITION: Details of any window manifestations, digital displays and interactive features fronting Caledonian Road (at scale 1:10) shall be submitted to and approved in writing by the Local Planning Authority prior to the first operation of the premises.</p> <p>The development shall be carried out strictly in accordance with the details so</p>



	<p>approved, maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interest of securing passive surveillance of the street, an appropriate street frontage appearance and preventing the creation of dead/inactive frontages.</p>
<b>6</b>	<b>Hours of Operation (Compliance)</b>
	<p>CONDITION: The development hereby approved shall only operate between the hours of 0700 and 2300 Monday to Saturday and between the hours of 1000 and 2200 on Sunday and Bank Holidays.</p> <p>REASON: In the interest of protecting neighbouring residential amenity.</p>
<b>7</b>	<b>BREEAM (Compliance)</b>
	<p>CONDITION: The building hereby approved shall achieve a BREEAM New Construction – Office rating (2011) of no less than ‘excellent’.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
<b>8</b>	<b>Green Roof (Compliance)</b>
	<p>CONDITION: The green/blue roof(s) shall be installed prior to the first operation of the building and maintained as such thereafter. The green/blue roof(s) shall be:</p> <p>a) biodiversity based with extensive substrate base of a depth of at least 80-150mm; and</p> <p>b) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
<b>9</b>	<b>Cycle Parking (Details)</b>
	<p>CONDITION: Prior to the first occupation of the building, details of the proposed cycle stacking system shall be submitted to and approved in writing by the Local Planning Authority. The bicycle storage area detailed on the plans shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
<b>10</b>	<b>Refuse/Recycling (Compliance)</b>
	<p>CONDITION: The dedicated residential refuse / recycling enclosure shown on the approved plans shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
<b>11</b>	<b>Construction Management Plan (Details)</b>
	<p>CONDITION: No construction works shall take place unless and until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted to and approved in writing by the Local Planning Authority.</p>

	<p>The reports shall assess the impacts during the construction phase of the development on surrounding streets, along with nearby residential amenity and other occupiers together with means of mitigating any identified impacts.</p> <p>The development shall be carried out strictly in accordance with the approved CMP and CLP throughout the construction period.</p> <p>REASON: In the interests of residential amenity, highway safety and the free flow of traffic on streets, and to mitigate the impacts of the development</p>
<b>12</b>	<b>Servicing and Delivery (Compliance)</b>
	<p>CONDITION: All service vehicle deliveries/collections/visits to and from the development hereby approved must not take place outside hours of 0700 to 2300 HOURS Monday to Saturday and not at all on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that resulting servicing arrangements do not adversely impact on residential amenity.</p>
<b>13</b>	<b>Plant Noise (Compliance)</b>
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.</p> <p>REASON: To protect the amenity of neighbouring occupiers.</p>
<b>14</b>	<b>Amplified Noise (Compliance)</b>
	<p>CONDITION: No music or amplified sound emanating from the premises shall be audible at 1 metre from the façade of the nearest noise sensitive premises.</p> <p>REASON: In the interest of protecting neighbouring residential amenity.</p>
<b>15</b>	<b>Contaminated Land (Details)</b>
	<p>Prior to the commencement of development the following assessment in response to the NPPF and in accordance with CLR11 and BS10175:2011 shall be submitted to and approved in writing by the Local Planning Authority</p> <p>a) A land contamination investigation.</p> <p>Following the agreement to details relating to point a); details of the following works shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site:</p> <p>b) A programme of any necessary remedial land contamination remediation works arising from the land contamination investigation.</p> <p>The development shall be carried out strictly in accordance with the investigation and any scheme of remedial works so approved and no change therefrom shall take place without the prior written approval of the Local Planning Authority.</p> <p>c) Following completion of measures identified in the approved remediation scheme a</p>

	<p>verification report, that demonstrates the effectiveness of the remediation carried out, must be produced which is subject to the approval in writing of the Local Planning Authority in accordance with part b).</p> <p>Reason: To protect the amenity and health of current and future occupiers.</p>
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**List of Informatives:**

<b>1</b>	<p><b>Superstructure</b></p> <p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</p>
<b>2</b>	<p><b>Community Infrastructure Levy (CIL) (Granting Consent)</b></p> <p>CIL Informative: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), if planning consent is granted for this application following an appeal, this development will be liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and Mayor of London Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London CIL Charging Schedule 2012.</p> <p>Further information and all CIL forms are available on the Planning Portal at <a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a> and the Islington Council website at <a href="http://www.islington.gov.uk/cilinfo">www.islington.gov.uk/cilinfo</a>. Guidance on the Community Infrastructure Levy can be found on the Planning Policy Guidance website at <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/">http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/</a>.</p>
<b>3</b>	<p><b>Working in a Positive and Proactive Way</b></p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which are available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>

## **APPENDIX 2: RELEVANT POLICIES**

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

### **National Guidance**

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

### **Development Plan**

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

## **A) The London Plan 2011 - Spatial Development Strategy for Greater London**

### **1 Context and strategy**

Policy 1.1 Delivering the strategic vision and objectives for London

### **3 London's people**

Policy 3.1 Ensuring equal life chances for all  
Policy 3.16 Protection and enhancement of social infrastructure

### **5 London's response to climate change**

Policy 5.1 Climate change mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.5 Decentralised energy networks  
Policy 5.6 Decentralised energy in development proposals  
Policy 5.7 Renewable energy  
Policy 5.8 Innovative energy technologies  
Policy 5.9 Overheating and cooling  
Policy 5.10 Urban greening  
Policy 5.11 Green roofs and development site environs  
Policy 5.12 Flood risk management  
Policy 5.13 Sustainable drainage  
Policy 5.14 Water quality and wastewater infrastructure  
Policy 5.15 Water use and supplies  
Policy 5.16 Waste self-sufficiency  
Policy 5.17 Waste capacity  
Policy 5.18 Construction, excavation and demolition waste

### **6 London's transport**

Policy 6.1 Strategic approach  
Policy 6.2 Providing public transport capacity and safeguarding land for transport  
Policy 6.3 Assessing effects of development on transport capacity  
Policy 6.4 Enhancing London's transport connectivity  
Policy 6.7 Better streets and surface transport  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.11 Smoothing traffic flow and tackling congestion  
Policy 6.12 Road network capacity  
Policy 6.13 Parking

### **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 7.5 Public realm  
Policy 7.6 Architecture  
Policy 7.8 Heritage Assets and archaeology  
Policy 7.13 Safety, security and resilience to emergency  
Policy 7.14 Improving air quality  
Policy 7.15 Reducing noise and enhancing soundscapes  
Policy 7.21 Trees and woodlands

### **8 Implementation, monitoring and review**

Policy 8.1 Implementation  
Policy 8.2 Planning obligations  
Policy 8.3 Community infrastructure levy

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

### **Spatial Strategy**

Policy CS8 (Enhancing Islington's Character)

### **Strategic Policies**

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)  
Policy CS10 (Sustainable Design)  
Policy CS11 (Waste)  
Policy CS13 (Employment Spaces)  
Policy CS14 (Retail and Services)

### **Infrastructure and Implementation**

Policy CS18 (Delivery and Infrastructure)  
Policy CS19 (Health Impact Assessments)

## C) Development Management Policies June 2013

### Design and Heritage

**DM2.1** Design

**DM2.2** Inclusive Design

**DM2.3** Heritage

### Housing

**DM3.7** Noise and vibration (residential uses)

### Shops, cultures and services

**DM4.3** Location and concentration of uses

**DM4.4** Promoting Islington's Town Centres

**DM4.12** Social and strategic infrastructure and cultural facilities

### Employment

**DM5.1** New Business Floor Space

### Energy and Environmental Standards

**DM7.1** Sustainable design and construction statements

**DM7.2** Energy efficiency and carbon reduction in minor schemes

**DM7.3** Decentralised energy networks

**DM7.4** Sustainable design standards

**DM7.5** Heating and cooling

### Transport

**DM8.1** Movement hierarchy

**DM8.2** Managing transport impacts

**DM8.3** Public transport

**DM8.4** Walking and cycling

**DM8.5** Vehicle parking

**DM8.6** Delivery and servicing for new developments

### Infrastructure

**DM9.1** Infrastructure

**DM9.2** Planning obligations

**DM9.3** Implementation

## Designations

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

- King Cross and Pentonville Core Strategy Area
- Locally Listed Building
- Within 100m of Strategic Road Network
- Within 50m of King's Cross Conservation Area
- Mayors Protected View, Kenwood viewing gazebo to St Paul's Cathedral
- Mayors Protected View, Right Lateral Assessment
- - Local Flood Risk Zone

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

The following SPGs and/or SPDs are relevant:

### Islington Local Plan

- Environmental Design
- Accessible Housing in Islington
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide
- Conservation Area Design Guidelines

### London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation
- Planning for Equality and Diversity in London

## APPENDIX 3: DRP Comments

3<sup>rd</sup> December 2014



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Our ref: P2014/3577/FUL

Date: 03 December 2014

ATT: Charles Mills  
Daniel Watney LLP  
165 Fleet Street  
London EC4A 2DW

Dear Charles Mills,

### **ISLINGTON DESIGN REVIEW PANEL**

#### **RE: Institute of Physics**

Thank you for attending Islington's Design Review Panel meeting on 4 November 2014 for an assessment of the above scheme. The proposed scheme under consideration is for the part demolition of 2-8 Balfe Street and 35-46 Caledonian road, the erection of a part four storey, part second floor, part third floor and roof extension to create four storey building, alternations to Balfe Street, Caledonian Road and northern elevations, erection/replacement of six shop fronts on Caledonian Road, lowering of basement floor level and change of use of six retail units (A1 use) fronting Caledonian road to offices (B1 use).

#### **Review Process**

The Design Review Panel provides expert impartial design advice following the 10 key principles of design review established by Design Council/CABE. The scheme was reviewed by Richard Portchmouth (chair), Michael Richter, Alec Forshaw, Mustafa Erdem, Sarah Featherstone and Paul Reynolds on Tuesday 4 November 2014, and included a site visit, presentation from the design team followed by question and answers session and deliberations at Islington Town Hall. The views expressed below are a reflection of the Panel's discussions as an independent advisory body to the council.

#### **Panel's observations**

The Panel welcomed the Institute of Physics' ambition, investment in Islington, and ideas around community engagement. However, the Panel expressed concerns over the appropriateness of the site for what the Institute is looking to achieve and suggested that a cleared site might be more appropriate.

In terms of the Caledonian Road elevation, the Panel appreciated the Institute's wish to preserve the street scape, but advised that the proposed design was unsuccessful in bringing together the contemporary and historic architecture. The Panel understood the Institute's desire to make a bold statement with its new building, but felt that the proposed design approach appeared to be contradictory, concealing the statement building behind the retained façade, and creating a strong ambiguity between the retained façade and the new building behind. The Panel argued that the result was too many competing styles of architecture. The Panel commented that the partial demolition of part of the existing façade on Caledonian



Road, adjacent to the corner pub, and replacement with the proposed glass section was inconsistent with the ambition to retain the façade and preserve the historic street scape. The amount and configuration of floor space appeared impossible to achieve on this awkwardly shaped and constrained site without breaching the established conservation area policies.

The Panel noted that the four most southern bays of the existing Caledonian Road façade were not original and in the Panel's view lacked the qualities of the original elevations.

The Panel suggested that in light of the compromised design, the retained façade would need to be significantly improved, or removed altogether to allow for the creation of a modern insertion and the bold design the Institute desired. The Panel also argued that a new elevation would allow for a more unified design of shop fronts and upper floors.

The Panel raised concerns over the proposed roof extension, particularly in relation to the chimneys and queried whether these were integral to the sustainability of the building. The Panel appreciated the Institute's desire to make a statement about modern technology, but felt that the roof design and the chimneys in their current composition appeared alien in the local context.

On Balfe Street, the Panel were of the opinion that the industrial quality of the existing elevation added important character to the quality of the street and that the elevation should be retained. The Panel questioned the proposal to remove the third floor gable which they felt was an important part of the composition. The Panel raised concerns over the top heavy appearance of the additional floors and the bulky glass box on the roof.

### **Summary**

The Panel was concerned over the suitability of the site for accommodating the signature building that the Institute proposes. Panel members felt that the attempt of designing a new signature building within the retained façades had resulted in an unsuccessful compromise with too many competing architectural styles.

The Panel recommended that either the full retention of the façade without the glass section or the complete removal of the non-original façade should be explored. However, the Panel appreciated and supported the conservation area policy context and the difficulties surrounding a proposal which would involve the removal of the façade and recommended that this option should be explored in consultation with Islington Council.

### **Confidentiality**

Please note that as the scheme under review is currently the subject of a planning application, the views expressed in this letter may become public and will be taken into account by the council in the assessment of the proposal and determination of the application.

Yours sincerely,



**Luciana Grave**  
Design Review Panel Coordinator  
Design & Conservation Team Manager





