

PLANNING COMMITTEE REPORT

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

PLANNING SUB-COMMITTEE B		
Date:	5 th February 2015	NON-EXEMPT

Application number	P2014/3611/FUL
Application type	Full Planning
Ward	Tollington
Listed building	No
Conservation area	No
Licensing Implications	None
Site Address	Islington Arts and Media School, 1 Turle Road N4 3LS
Proposal	Siting of one storage container along the western boundary of the school grounds to provide additional storage for the school.

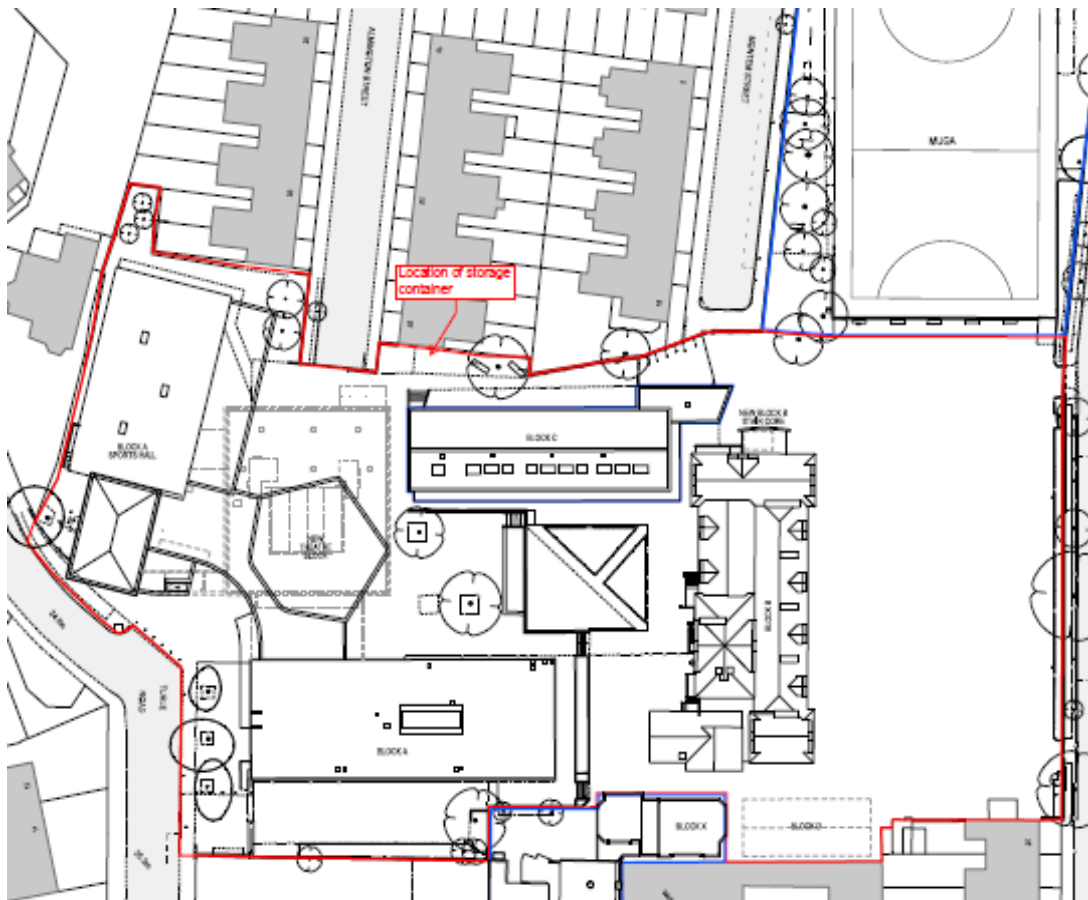
Case Officer	Eoin Concannon
Applicant	Islington Arts and Media School
Agent	Peter Wells

1. RECOMMENDATION

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

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: Aerial photograph with arrow showing approximate location of storage container along boundary with No.37 Almington Street



Image 2 & 3 show proposed positioning of storage container (marked with star) in relation to No.37 Almington Street and the existing school

4. SUMMARY

- 4.1 Planning permission is sought for the siting of one storage container (2.5m wide by 6m deep with 2.59 metre height) within the service area of the school grounds to provide additional storage for the school.
- 4.2 The application is brought to committee because it is a Council-own development, albeit submitted directly by the school.
- 4.3 The proposed building is for the storage of educational items which are not needed on a daily basis.
- 4.4 The proposed new structure will neither harm the appearance, character and setting of Islington Arts and Media School nor the wider street scene, nor will it materially affect the amenity of adjacent residents.
- 4.5 It is therefore recommended that planning permission be granted subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site comprises a part two-storey, part one-storey main school building. The site is located to the south of Thorpedale Road with the smaller residential roads of Almington Street and Montem Street directly abutting the site to the north west.
- 5.2 The location of the proposed storage container is to the north western section of the site, towards the boundary with the main residential flank wall of No.37 Almington Street.

5.3 The application site is not listed and is not within a Conservation Area. The boundary of Tollington Park Conservation Area does lie further west of the site. The surrounding area is predominately residential with two storey period style terrace dwellings the prominent dwelling type.

6. PROPOSAL (IN DETAIL)

6.1 Planning permission is sought for the siting of one storage container within the service entrance area the school grounds to provide additional storage for the school.

6.2 The proposed building is for the storage of items which are not needed on a daily basis.

6.3 The proposed storage container building will be steel and measure 2.5m in width x 6 m in length. The building will reach a height of 2.59m in total.

6.4 The siting of the building is discrete, in a corner location and will not require the repositioning of any existing building or play equipment.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

7.1 **P2014/1094/FUL** Replacement boundary wall with associated security fencing. **(Application approved by Committee 10/06/14)**

7.2 **P121409** Erection of replacement boundary wall with associated security fencing. **(Application approved by Committee 25/07/14)**

7.3 **P092021** Part renovation, part new build of Islington Arts and Media School for continued secondary education purposes totalling 5139m² and the separate re-provision of the Adult Learning Centre. **(Approved 02/03/10)**

7.4 **P040277** Installation of games area including new flood lighting, fencing and disabled access on part of existing tarmac playground. **(Approved 31/03/10)**

ENFORCEMENT:

7.5 **E/2012/0129** Alleged non-compliance with planning permission in regard lights (Case was closed as no breach of planning permission had occurred)

7.6 **E11/05894** - Alleged of astro-turf areas on weekend Case was closed as no breach in planning was found.)

PRE-APPLICATION ADVICE:

7.7 None.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties at Almington Street, Montem Street Thorpedale Road and Marriot Road on the 3rd October 2014.
- 8.2 A site notice and press advert was also displayed. Consultation expired on the 30th October 2014 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 Three objections were received from the public with regard to the application, they can be summarised as follows (with the relevant paragraph numbers that provide responses to those issues indicated in brackets):
- Design and positioning concerns (10.2-10.9)
 - Lack of greenery (10.6)
 - Increase in vehicle/pedestrians using street cause of school (10.10)
 - Noise (See paragraph 10.11).

Internal Consultees

- 8.4 **Design and Conservation Team:** No objection.
- 8.5 **Planning Policy:** No comment.

External Consultees

- 8.6 None

9. RELEVANT POLICIES

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

National Guidance

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

Development Plan

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

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

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

- Design and appearance and impacts on IAMS school building and the surrounding residential area;
- Impact on amenity of neighbours.

Design and Appearance

- 10.2 The application site relates to Islington Art and Media School, an irregular shaped site with service access off Alington Street to the north west of the site.
- 10.3 The application seeks to provide one storage container within this service/car park area to provide additional storage facilities for the school. This immediate area is located adjacent to the flank wall of No.37 Alington Street. This wall is two storey render finish which abuts the school.
- 10.4 The proposed storage container will measure 6 metres in length, 2.5 metres in width and 2.59 metres in height. The neighbouring dwelling would screen the proposed container from the street scene with limited obscure views of the container from the south west boundary.
- 10.5 The container will be made of steel with a brown painted finish. The materials and finish proposed for the storage container are considered acceptable and would not have a detrimental impact on the surrounding character and appearance of the area. Furthermore, the Council's Design & Conservation officers have raised no objections to the scheme which is not considered to have a detrimental impact on the nearby Conservation Area.
- 10.6 Although, the container would add further structures within a hard landscaped area with little greenery, it's positioning along the side boundary would reduce its visual impact. The area is also situated in proximity to leafier environs with

Wray Crescent in close proximity. There would be no requirement for additional landscaping in this instance.

- 10.7 Notwithstanding the above, the storage container is viewed as a temporary storage facility and subsequently a condition is recommended to limit the consent to 3 years. During this time, the school is required to find a better, more permanent and improved visual quality form of storage space within the main school site boundary.

Neighbouring Amenity

- 10.8 The Council seeks to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise. The proposed structure will be single storey and will be set along the flank wall with No.37 Alington Street and screened by this two storey wall from this neighbouring property.
- 10.9 There will be no material impact on the amenity of the adjacent residents, as the proposed container measures only 2.59 metre in height and positioned adjacent a flank wall approximately 5 metres in height. The adjoining neighbouring property at No. 37 Alington Street has an two storey infill extension situated along the site boundary of the site. This would completely screen the container from this neighbour's garden with no visual or overbearing impact on their amenity space.
- 10.10 There have been three objections to the development. The main concern appears to be the potential increase in vehicle/pedestrian along Alington Street. The application does not propose to create any new access to the site. The container will be used solely for the storage of equipment which is needed on a periodic, not daily, basis and subsequently raises no concern insofar as movement to and from the site.
- 10.11 Increased noise has also been raised in one letter of objection. There is not considered to be any detrimental impact on surrounding residential amenity in terms on noise or nuisance given the proposed storage use. The storage container would remain predominantly locked as it is required for storage of items that are required at specific times of the year only. Even if it were to be used daily it would be during school hours and associated with the school and therefore low key.
- 10.12 The proposal is therefore considered not to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, and the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms for the reasons and details as set out in Appendix 1 – RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan, Proposed Block Plan, P2002759_(00)A010_C, B-14-34-1</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted in part 9 of the application form with a brown coated finish. 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>
4	Limited Consent Period – Temporary Use
	<p>CONDITION: The use of the building hereby approved is granted only for a limited period, being until 5th February 2018 on or before that date the temporary use shall cease.</p> <p>On the cessation of the temporary use hereby granted the building and land shall revert to the use/purpose for which it was normally used prior to the grant of this planning permission.</p> <p>REASON: The temporary container is such that the Local Planning</p>

	Authority is only prepared to grant permission for a limited period.
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List of Informatives:

1	Positive statement
	To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.
2	Temporary Consent
	You are advised that the planning permission is granted on a temporary basis of 3 years from the decision date. Within this time, it is advisable to consider a long-term storage strategy which may involve a permanent form of development that is more visually acceptable in the context of the existing school and surrounding area.

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

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

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

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.18 Education facilities

7 London's living places and spaces

Policy 7.1 Building London's

neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

Energy and Environmental Standards

DM7.4 Sustainable design standards

DM2.2 Inclusive Design
DM2.3 Heritage

5. 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:

- **Newington Green Conservation Area**

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

The following SPGs and/or SPDs are relevant:

- | Islington Local Development Plan | London Plan |
|---|--|
| - Conservation Area Design Guidelines (2002) | - Sustainable Design & Construction |
| - Urban Design Guide (2006) | |