

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:	29 th June 2015	NON-EXEMPT

Application number	P2014/4534/AOD
Application type	Approval of Details
Ward	St. Marys
Listed building	Unlisted
Conservation area	Upper Street (North)
Development Plan Context	<ul style="list-style-type: none">- Islington Village and Manor House Archaeological Priority Area- Angel and Upper Street Core Strategy Key Area- Article 4.1 (Upper Street (North))- Local Cycle Route- Strategic Cycle Route- Employment Growth Area- Local Shopping Area- Within 100m of TLRN Road- Within 50m of the Barnsbury Conservation Area
Licensing Implications	None
Site Address	168 Upper Street, London, N1
Proposal	Approval of details pursuant to condition 3 (Details and Samples of Facing Materials) of planning consent reference P2014/0189/FUL dated 22/07/2014.

Case Officer	Emily Benedek
Applicant	Pushpa Gulhane & Mr David Smith
Agent	Amin Taha Architects

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** approval of details.

2. **SITE PLAN (site outlined in black)**



3. PHOTOS OF SITE/STREET

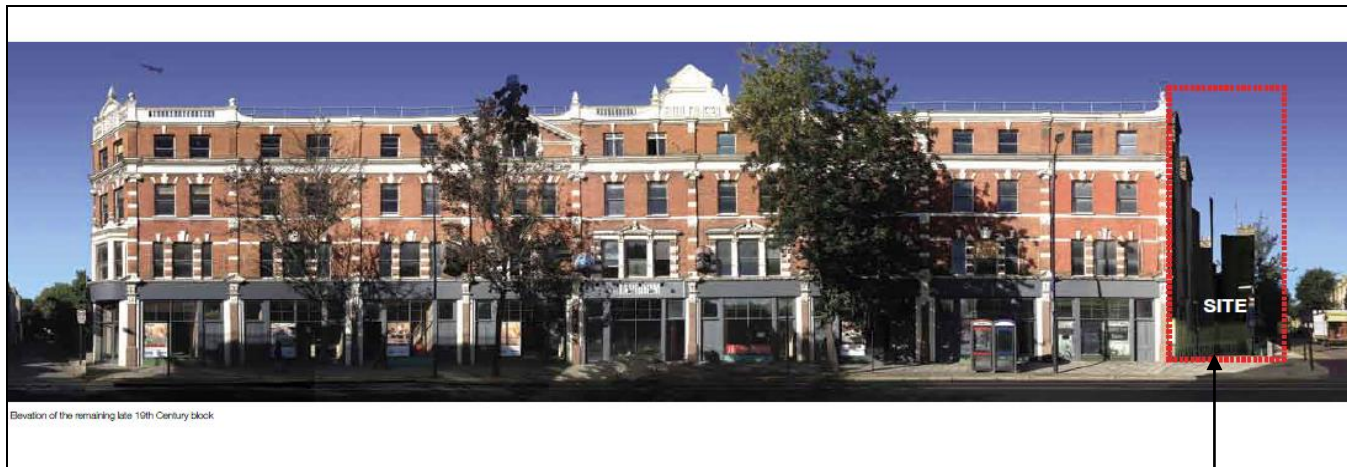


Image 1: View of existing application site with proposed outline of the proposed development.

Application site



Image 2: View westwards of existing application site.

Application site



Image 3: View eastwards of existing application site.



Image 4: Photo of sample material

4. 4. SUMMARY

- 4.1 Approval of details is sought pursuant to condition 3 (Details and Samples of Facing Materials) of planning permission P2013/0189/FUL dated 22/07/2014.
- 4.2 It is considered that the proposed materials would harmonise with the materials used in the neighbouring properties, would not have a detrimental impact on the character and appearance of the locality and would continue to preserve and enhance the character and appearance of the Upper Street (North) Conservation Areas.

5. SITE AND SURROUNDING

- 5.1 The site itself is located within the Upper Street North Conservation area and is within 50 Metres of the adjoining Barnsbury Conservation area. The site is located within an Archaeological Priority Area and occupies a reasonably narrow plot with frontages onto the busy commercial Upper Street with its flank elevation located along Barnsbury Street.
- 5.2 The site historically suffered from bomb damage and formed an open plot along this section of Upper Street and Barnsbury Street. Until recently the area was heavily planted with vegetation with high railings. The adjoining buildings (159-167 Upper Street) have just completed extensive refurbishment. During these works the application site was cleared and used to store general building materials related to the development. The refurbishment of the adjoining buildings has finished and the application site is now under separate ownership to the adjoining site.
- 5.3 The immediate Upper street area is characterised by a wide variety of A1/A2/A3 uses at basement and ground floor levels with residential and office uses on the upper floors of buildings within this section of Upper Street. Barnsbury Street has basement and ground floor commercial uses near the junction with Upper Street and then becomes primarily residential properties the further west you go along Barnsbury Street.

6. PROPOSAL (IN DETAIL)

- 6.1 This application seeks permission for the approval of details pursuant to condition 3 (Details and Samples of Facing Materials) of planning permission P2014/0189/FUL dated 22/07/2014.
- 6.2 The proposed facing materials will comprise of brick terracotta red bricks which are clay based metal oxide which will retain its colour similar to brick. The clay will be moulded in a pre-prepared structure to ensure the panels would be consistent and retain the high level of detailing required for this development. The proposed material will age naturally with wind and rain, staining similarly with the constituent parts of local atmospheric conditions whether pollutants or natural dust and can be cleaned of staining and graffiti similar to brick work. It was agreed that the proposed joints would be minimally visible.
- 6.3 It is also proposed that the window frames and doors will be made of patented brass frames.
- 6.4 Several different samples were presented to officers since the application was submitted in October 2014. However, the case officer and conservation officer considered these samples unacceptable in terms of the finishing details and proposed colour.

7. RELEVANT HISTORY:

- 7.1 P2014/0189/FUL - Redevelopment of the site to provide a 6 storey plus basement building with retail A1 uses at basement and ground floor level, the creation of 3 self-contained residential units (3 x 2 beds), new ground floor shop frontages and associated alterations. Approved (22/07/2014)

PLANNING APPLICATIONS:

- 7.2 P2013/0499/ADV: Refused advertisement and subsequent dismissed appeal at Advertisement hoarding. 2.84m high hoardings with 'Aria' logo painted four times.
- 7.3 P110603: Planning permission granted on the 31st October 2013 for the change of use of ground and basement floors to create 4 retail units (A1 use) and one restaurant/bar (A3/A4 dual use) together with external alterations at ground floor level to streetfrontages and rear. (Adjoining site 159-167 Upper Street).
- 7.4 167 Upper Street: P2013/1976/PRA Approval of prior approval on the 6th August 2013 for the change of use of the first and second floors and curtilage from B1 (a) office accommodation to 3 x 1 bed residential flats (C3 use class).
- 7.5 166 Upper Street: P2013/2949/PRA Approval of prior approval on the 25th September 2013 for the for the change of use of the first and second floors and curtilage from B1(a) office accommodation to 1 x 1 bed & 1x 3 bed residential flats (C3 use class).
- 7.6 The majority of the upper floors of 159-167 Upper Street have recent prior approvals allowing the change of use of the vacant office floorspace to residential units of a variety of mix's and numbers under the government relaxed change of use allowances.

ENFORCEMENT:

- 7.7 None

PRE-APPLICATION ADVICE:

- 7.8 Q2013/0822/MIN– Pre-application advice provided in relation to the redevelopment of the site for commercial and residential purposes. The application went through a series of different design reiterations including an appearance at members briefing with a proposed CGI below. Previous design ideas included a bronze finished building with faux window reveals.

8. CONSULTATION

Public Consultation

- 8.1 No public consultation is required for this application.

External Consultees

- 8.2 There was no external consultation.

Internal Consultees

- 8.3 Design and Conservation Officer raises no objections to the materials. Full comments are detailed in the main report. Discussions have taken place between the conservation officer and Members regarding the proposed joints and what level of visibility would be acceptable. It was agreed that minimally visible joints which do not become a feature of the site would be most appropriate.

Other Consultees

- 8.4 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 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.3 Development Plan
- 9.4 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Upper Street (North) Conservation Area
- Islington Village and Manor House Archaeological Priority Area
- Angel and Upper Street Core Strategy Key Area
- Article 4.1 (Upper Street (North))
- Local Cycle Route
- Strategic Cycle Route
- Employment Growth Area
- Local Shopping Area
- Within 100m of TLRN Road
- Within 50m of the Barnsbury Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

- 10.1 This application seeks to approve the details of condition 3 (Details and Samples of Facing Materials) pursuant to planning permission P2014/0189/FUL dated 22/07/2014. Condition 3 reads:
- 10.2 CONDITION: Details and samples of all facing materials and detailed drawings of all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. These shall include:
- a) detailed elevation drawings at scale appropriate to show the precise profile and configuration of the moulded terracotta cladding panels and style of joint between panels
 - b) sample panel of a minimum of two moulded terracotta cladding panels showing colour and texture and style of joint between panels
 - c) details (including sections and reveals) and sample of window frames showing colour and texture
 - d) details and sample of roofing materials
 - e) details and elevations of the shop fronts and samples showing colour and texture
 - f) any other materials to be used

The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

- 10.3 Having received and reviewed numerous samples, it is considered that the proposed moulded terracotta sample has a successful appearance in terms of colour and texture and would harmonise well with the surrounding properties. Furthermore, reassurance has been given that the form of construction is robust and the colour will not fade. This material will be used for the walls and roof.
- 10.4 With regards to the joints between the panels, the Design and Conservation officer is satisfied with the very slightly visible join (as a positive detail in itself) proposed. This will ensure that whilst the joints are visible they do not become a feature of the site.
- 10.5 Details, including a sample of the proposed window frames were shown to the case officer and Design and Conservation officer on site. The proposed brass window frames are considered to be of extremely high quality and are therefore considered acceptable.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 It is considered that the external facing materials are of extremely high quality and would be appropriate to satisfy the wording of Condition 3 pursuant to planning permission P2014/0189/FUL.

Conclusion

- 11.2 It is recommended that the condition is discharged with the recommendation for approval.

APPENDIX 1 – RECOMMENDATIONS

List of Informatives:

1	Plans
	The plans accompanying this application are: Letter to case officer dated 8 th June 2015, 219-1200 Revision F, 219-1201 Revision E, 219-6003 Revision A, 219-6010 Revision A, 219-SP01 Revision C.

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

retain / delete as necessary

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.2 London and the wider metropolitan area

Policy 2.3 Growth areas and co-ordination corridors

Policy 2.5 Sub-regions

Policy 2.9 Inner London

Policy 2.13 Opportunity areas and intensification areas

Policy 2.14 Areas for regeneration

Policy 2.15 Town centres

Policy 2.17 Strategic industrial locations

Policy 2.18 Green infrastructure: the network of open and green spaces

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

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 6.5 Funding Crossrail and other strategically important transport infrastructure

Policy 6.7 Better streets and surface transport

Policy 6.8 Coaches

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

Policy 6.14 Freight

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 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.14 Existing housing
Policy 3.15 Coordination of housing development and investment
Policy 3.16 Protection and enhancement of social infrastructure

4 London's economy

Policy 4.1 Developing London's economy
Policy 4.2 Offices
Policy 4.3 Mixed use development and offices
Policy 4.7 Retail and town centre development
Policy 4.8 Supporting a successful and diverse retail sector
Policy 4.9 Small shops
Policy 4.10 New and emerging economic sectors
Policy 4.11 Encouraging a connected economy
Policy 4.12 Improving opportunities for all

Policy 7.6 Architecture
Policy 7.7 Location and design of tall and large buildings
Policy 7.8 Heritage assets and archaeology

8 Implementation, monitoring and review

Policy 8.1 Implementation
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy
Policy 8.4 Monitoring and review for London

B) Islington Core Strategy 2011

retain / delete as necessary

Spatial Strategy

Policy CS5 (Angel and Upper Street)
Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)
Policy CS12 (Meeting the Housing Challenge)

Policy CS13 (Employment Spaces)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)
Policy CS19 (Health Impact Assessments)
Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design
DM2.2 Inclusive Design
DM2.3 Heritage

Housing

DM3.1 Mix of housing sizes
DM3.2 Existing housing

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

DM3.3 Residential conversions and extensions
DM3.4 Housing standards
DM3.6 Play space
DM3.7 Noise and vibration (residential uses)

Shops, culture and services

DM4.1 Maintaining and promoting small and independent shops
DM4.2 Entertainment and the night-time economy
DM4.3 Location and concentration of uses
DM4.4 Promoting Islington's Town Centres
DM4.5 Primary and Secondary Frontages
DM4.6 Local shopping Areas
DM4.7 Dispersed shops
DM4.8 Shopfronts

Infrastructure

DM9.1 Infrastructure
DM9.2 Planning obligations
DM9.3 Implementation

5. Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Upper Street (North) Conservation Area
- Islington Village and Manor House Archaeological Priority Area
- Angel and Upper Street Core Strategy Key Area
- Article 4.1 (Upper Street (North))
- Local Cycle Route
- Strategic Cycle Route
- Employment Growth Area
- Local Shopping Area
- Within 100m of TLRN Road
- Within 50m of the Barnsbury Conservation Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

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

London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction
- Planning for Equality and Diversity in London