

## 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 A</b>		
Date:	9 <sup>th</sup> July 2015	<b>NON-EXEMPT</b>

Application number	P2015/2024/FUL
Application type	Full Planning (Councils own)
Ward	Highbury West
Listed building	Not Listed
Conservation area	Not in a CA
Development Plan Context	iCore Strategy Key Areas iCycle Routes within 100m TLRN within 50m of Conservation Area
Licensing Implications	None
Site Address	Rollit House & Branston House, Hornsey Road, N7.
Proposal	Renewal of the plain-tile roof coverings to Branston House and Rollit House with Humber plain tile roof covering.

Case Officer	Joe Aggar
Applicant	Linda Harris - Islington Council
Agent	Jack Park

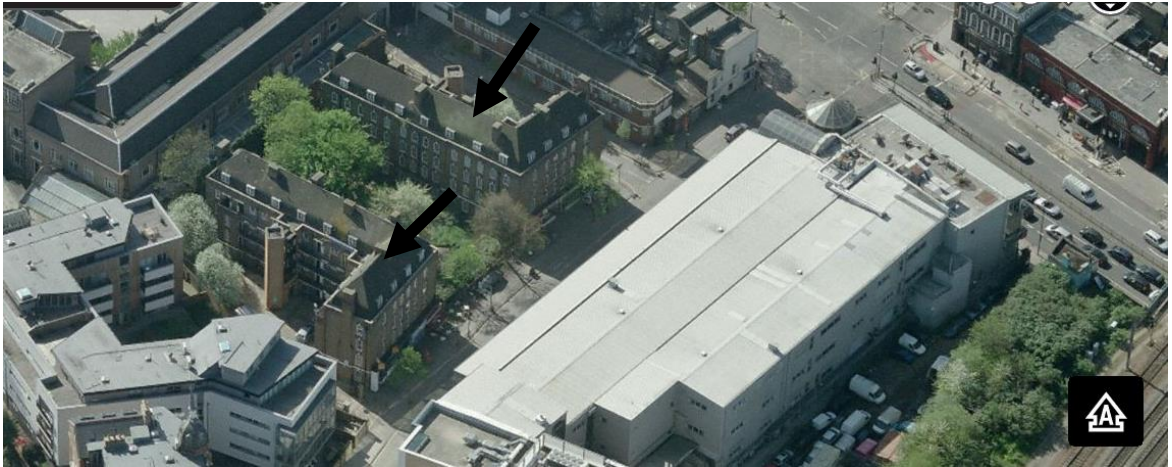
### 1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission - subject to the conditions set out in Appendix 1;

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



### 3. PHOTOS OF SITE/STREET



IMAGES 1 & 2: AERIAL PHOTOIS OF THE SITE.

### 4. Summary

- 4.1 Planning permission is sought for the replacement of the existing roof tiles to both council owned building known as Rollit House and Branston House. The existing roof covering is terracotta clay rosemary tiles and there has been fire damage to the roof covering of Rollit House. The proposed roof covering is Sandtoft Humber Plain flander tiles.
- 4.2 The application is brought to committee because it is a Council-own development.
- 4.3 The proposed alteration in roof covering will neither harm the appearance, character or appearance of the buildings nor the wider street scene, nor will it materially affect the amenity of adjacent residents.
- 4.4 It is recommended that planning permission be granted subject to conditions.

### 5. SITE AND SURROUNDING

- 5.1 The application site comprises two 'L-shape' residential buildings at around a private communal open space. The elevation which front Hornsey Street comprises of

commercial units at ground floor with residential above. The buildings are four storeys high with brick façades and pitched roofs with dormers. The site is located immediately opposite the London Metropolitan University.

- 5.2 The site is located is not located in a conservation area nor are the buildings statutorily listed. The surrounding area is mixed in character and use.

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

- 6.1 Planning permission is sought for the replacement of the existing terracotta clay rosemary tiles with sandoft humber plain flander tiles to both Rollit House and Branston House. The alterations proposed follow general refurbishment needs and fire damage to the roof of Rollit House.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 **900909** - Erection of new boundary wall and fence renewal of hard standing and paving areas and upgrading of amenity open space within estate. Approved 15/08/1990.
- 7.2 **882182** - Erection of one four storey lift shaft to each block. Approved 03/07/1989.

### **ENFORCEMENT:**

- 7.10 None

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

- 7.11 Q2015/2207/MIN.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 29/05/2015. A site advert was also released. These expired on the 22/06/2015. At the time of the writing of this report no responses had been received from the public with regard to the application. A further period of consultation was carried out which commenced on the 18/06/2015 to fully consult adjoining occupiers. This consultation period is due to expire on the 09/07/2015. Members will be updated at committee of any additional responses received

### **Internal Consultees**

- 8.4 **Design and Conservation Officer:** approve subject to condition on exact materials

### **External Consultees**

- 8.5 **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.

### **Development Plan**

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, The 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**

- 9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:
- Newington Green 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 The main issues arising from this proposal relate to:

Design and appearance and impacts on Rollit and Branston House and the wider streetscape;

Impact on amenity of neighbours.

### **Design and Appearance**

- 10.2 In terms of design the key, relevant policy from the council's policy is Policy DM2.1 of the adopted 2013 Development Management Policies. Policy DM2.1 sets out a series of criteria that should be applied to new development. It emphasises the need for design to be of high quality that makes a positive contribution to an area's local character and distinctiveness.
- 10.3 Immediately to the south west is the adjoining St Mary Magdalene Conservation Area which includes the St Mary Magdalene Church and church yard, and high quality late 18th and early 19th century housing. The area contains good examples of London residential development of the period.

- 10.4 The character of Holloway Road which is a principal historic route north is quite different. Buildings range from those built in the 18th to the 21st century. Retail uses predominate and adjacent to the Rollit House are a variety of building and roof types including those belonging to the London Metropolitan University. The proposed alterations to the roof covering would readily visible from the public domain notably from Hornsey Street and Rollit Street.
- 10.5 While it is important to pay respect to the adjoining conservation area, a designated heritage asset, the prevailing roof types in the immediate area are varied and not of particular merit.
- 10.6 The roof is one of the most important parts of any building. The principle of replacing the roof tiles is seen as acceptable. The new replacement clay tiles would not detract from the appearance of the residential blocks by virtue of their colour and texture. The clay tiles do not contrast markedly with the darker shades of the terracotta clay rosemary tiles. By completing both roofs with the same roof covering they would harmonise with each other. Its cross cambered design is appropriate and the darker tile provides a similar finish to the existing that will enable the finish to blend into its surroundings. The photo below shows an example of the colour tone for the proposed new sandoft humber plain flander tiles.



- 10.7 The principle of the replacement tiles in scale, form and materials, would not result in material harm to the character and appearance of either the host property or the wider street. On the contrary, the changes proposed to renew the roof seem something of an improvement. To ensure the material is appropriate prior to commencement it is recommended that a sample be submitted for approval.
- 10.8 It would accord with policies 7.4 and 7.6 of the London Plan 2011 which, among other things, seek a high quality design response which has regard to the pattern and grain of the existing spaces and streets, and is comprised of details and materials which complement the local architectural character. It would also accord with policies CS8 and CS9 of the adopted Core Strategy<sup>1</sup> (2011) which require development which reflects the scale of the area and to protect and enhance Islington's built and historic environment; policy DM2.1 of the Development Management Policies requires that such development should respect the architectural character and details of the original building.

### **Neighbouring Amenity**

- 10.9 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 replacement roof covering does not have any impact on nearby residents.
- 10.10 There have been no objections to the proposed development. The proposal is 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, 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 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

<b>1</b>	<b>Commencement</b>
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
<b>2</b>	<b>Approved plans list</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Rollit House Existing PD001 Revision A; Branston House Existing PD001 Revision A; Rollit House Proposed PD 002 Revision A; Branston House PD002 Revision A; Humber Plain Tile 66 Flanders Specification.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Materials</b>
	<p>CONDITION: Details and samples of roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site.</p> <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>

#### List of Informatives:

<b>1</b>	<b>Positive statement</b>
	<p>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. 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.</p>



**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 2015 - Spatial Development Strategy for Greater London**

3 London’s people

7 London’s living places and spaces  
Policy 7.4 Local character  
Policy 7.6 Architecture

**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**

DM 7.2 Energy efficiency and carbon reduction  
DM7.4 Sustainable Design Standards

**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:

- None

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

The following SPGs and/or SPDs are relevant:

**Islington Local Development Plan**

**London Plan**

**Urban Design Guide (2006)**