

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:	3 RD September 2015	Non-exempt

Application number	P2015/2422/FUL
Application type	FULL Planning Application (Council own)
Ward	Clerkenwell
Listed building	Adjacent to Grade II listed 2,3,4,& 5 Mylne Street, 57-43 Myddleton Square.
Conservation area	New River
Development Plan Context	Adjacent to Grade II Listed properties. Conservation Area
Licensing Implications	none
Site Address	Electricity Sub Station and surrounding land South West Corner of 43-48 Claremont Close, London N1
Proposal	Demolition of the former electrical substation and change of the space into a new community gardening space with a small storage shed to store gardening tools, raised flower beds, batten screen and self-binding aggregate surfacing.

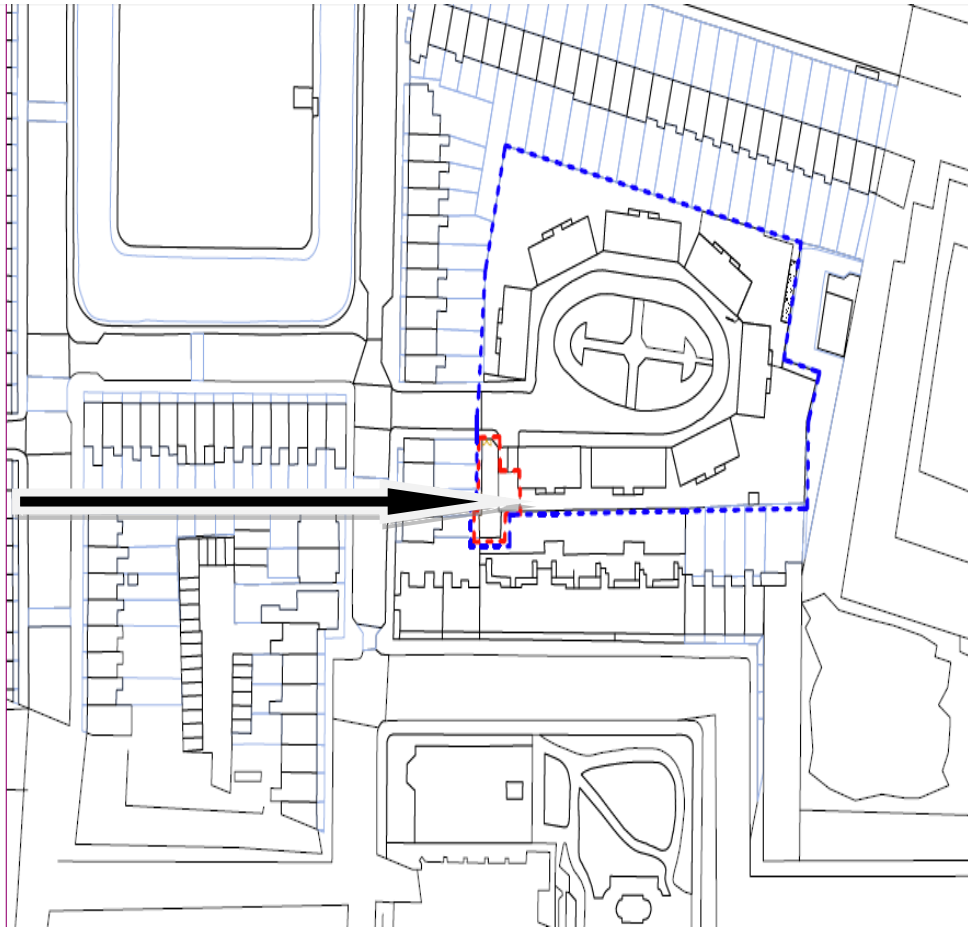
Case Officer	Ben Phillips
Applicant	Mr Matthew Conlon-Perry
Agent	Groundwork London (on behalf of LB Islington)

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)



2. PHOTOGRAPHS



Image 1: Aerial view of the site.



Image 2: View of existing station from Claremont Close

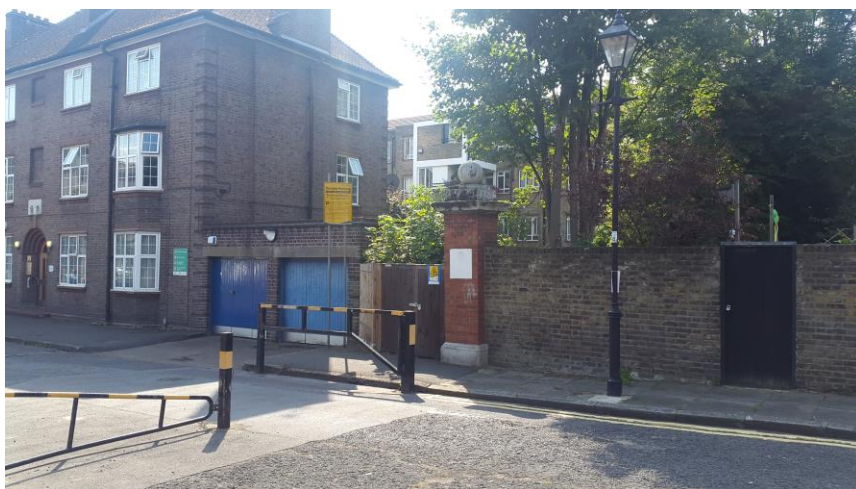


Image 3: View of existing station from Claremont Close

3. SUMMARY

- 3.1 It is considered that the proposed scheme will remove an incongruous structure in this residential location and will provide an appropriate and beneficial gardening space that will improve the character and appearance of the street scene and wider conservation area, and will not harm the setting of the adjoining Grade II listed properties.
- 3.2 The proposed development is not considered to have any adverse impacts on the amenity levels of adjoining occupiers.

4. SITE AND SURROUNDING

- 4.1 The application relates to an electrical sub-station located next to the garages of 43-48 Claremont Close, at the rear of 2, 3, 4, & 5 Mylne Street, within the New River Conservation Area.
- 4.2 The site sits adjacent to Grade II listed 2,3,4,& 5 Mylne street, 57-43 Myddleton Square. Directly to the rear (south) is the communal gardens of 43-53 Myddleton Square.

5. PROPOSAL IN DETAIL

- 5.1 The proposal is for the removal of the existing electrical sub-station. The sub-station has been made redundant in the past year however the dilapidated station hut remains on site.
- 5.2 It is proposed to utilise the 145m² of the existing site as a gardening area for Claremont Road residents. The proposal seeks permission for the erection of a small (dark green painted metal) storage shed, measuring 2.4m x 3.1m and 2.1m tall, for gardening tool storage in place of the redundant substation (3m x 3.3m and 2.4m tall), linear raised planters, hardwood trellis screen to be mounted in front of the existing low wall, self-binding aggregate surfacing and watering point.

6. RELEVANT HISTORY:

- 6.1 None

7. CONSULTATION

Public Consultation

- 7.1 Letters were sent to occupants of 82 adjoining and nearby properties on the 30th of June. A site notice and press advert were displayed on 2nd of July 2015. The public consultation of the application therefore expired on 23rd of July 2015, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 7.2 At the time of the writing of this report no correspondence has been received. The application is before members as the site is owned by Islington Council.

Internal Consultees

- 7.3 Design and Conservation Officer: no objection in principle. The shed will be smaller than the existing substation which is good and regenerating the site for use by the community should improve the space dramatically. It would be nice to see more greenery and planting.
- 7.4 Tree Preservation / Landscape Officer: No objections subject to detailed conditions.
- 7.5 Pollution Control: The proposal includes the demolition of the substation. The raised beds will presumably involve the clean soil being imported and therefore the Pollution team have no objections to the application.

External Consultees

- 7.6 None

8. 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

- 8.1 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.
- 8.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 8.3 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

- 8.4 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:

- New River Conservation Area
- Adjacent to Grade II listed properties

Supplementary Planning Guidance (SPG) / Document (SPD)

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

9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Land use
- Impact on character and appearance of the surrounding Conservation area and setting of adjacent Listed Buildings.
- Landscaping and Trees
- Neighbouring Amenity

Land Use

- 9.2 The existing use of the site is as an electrical substation. This use has ceased and the site is no longer in use, it is overgrown and un-utilised and the station hut is dilapidated.
- 9.3 The New River Conservation area design guide states that the Council will operate its land use policies so as to enhance the character and vitality of the area.
- 9.4 The Islington Development Management Policies document states that health and wellbeing are key components of achieving sustainable development, as highlighted in the NPPF. It states that the provision of public open space, play space and sport and recreation opportunities are beneficial for physical and mental health.
- 9.5 There is no policy requirement to retain the substation use of the land. It is therefore considered that the re-use of this site as a community gardening area is acceptable and a benefit to the residents of Claremont Close, and is entirely appropriate in this residential area.

Design, Heritage and Conservation Issues

- 9.6 The site is located within the New River Conservation Area. The Conservation Area design guide state that new buildings should conform to the height, scale and proportions of the existing buildings in the immediate area.
- 9.7. In addition, Policy DM2.3 of Islington's Development Management Policies state that new development within Islington's conservation areas and their setting are required to be of a high quality contextual design so they conserve or enhance a conservation areas significance. New developments within the setting of listed buildings are required to be of a good quality contextual design.
- 9.8 In this instance, the proposal involves the removal of the sub-station hut building at the rear of the site, and its replacement with a smaller dark green painted metal shed for garden storage. In addition, a timber batten trellis will be erected on top of the Eastern boundary brick wall, which will add a height of 200mm -1m. The raised planting beds will not be visible from the street scene as they are sited behind the existing boundary wall and garage building.
- 9.9 As such, whilst the Design & Conservation Officer would ideally like to see more planting and greenery, the development will certainly improve the existing overgrown and run down space, and there will be almost no alteration to the street scene and no detrimental impact to the wider Conservation Area nor to the setting of the adjacent listed buildings.

- 9.10 The proposed development on the whole will offer a significant visual improvement to the area which is very much welcomed.

Landscaping and Trees

- 9.11 The proposed site includes three existing trees (one of which is just outside the boundary). Whilst the metal shed will be sited within the root protection area of two of these trees (on the existing concrete plinth), no foundations are required and the submitted details make it clear that all three trees will be retained and protected.
- 9.12 The Tree Officer raises no objections to the proposed development subject to conditions to ensure all adjoining trees are adequately protected.
- 9.13 In addition, the Pollution Control Officer has no objection to the scheme, as the soil for the planting beds will be imported and not contaminated in any way.
- 9.14 It is not therefore considered that the proposal will have a detrimental impact upon the amenity and ecological value of the location.

Neighbouring Amenity

- 9.15 The proposal will introduce public access to the previously private space, however given the nature of the garden space and its limited size it is considered that this will not lead to unacceptable noise intrusion. Access to the space will be controlled and maintained by the council in line with several other nearby open spaces/community spaces within the area.
- 9.16 The metal shed structure will be sited nearer to the rear boundary with the Myddelton Square properties than the existing structure, however given its limited scale (it sits lower than the rear boundary wall) it is not considered that it would have a detrimental impact upon these properties.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 It is considered that the proposed development will redevelop an unused space for the benefit of the health of the local residents, and will have a positive impact upon the character of the street scene New River Conservation Area and would preserve the setting of the adjoining Grade II listed properties. The proposal will have no discernible adverse impact on the amenity levels of adjoining residents. The proposed development is considered to accord with DM Policies DM2.1, DM2.2, DM2.3, DM6.1 and DM6.3.

Conclusion

- 10.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION

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

List of Conditions:

1	Commencement
	<p>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>The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design & Access Statement (10th June 2015) IS035-LP-00, IS035-EP-01, IS035-PS-02, IS035-TP-03, IS035-GA-04 & IS035-CS-05.</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>
3	Tree protection
	<p>The tree retention and protection details outlined on drawing IS035-TP-03 shall be carried out strictly in accordance with the details so approved, installed/carried out prior to works commencing on site, and shall be maintained for the duration of the works.</p> <p>REASON: To protect the health and stability of trees to be retained on the site and to neighbouring sites, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>

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

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 3.2 Improving health and addressing health inequalities

7 London's living places and spaces

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.18 Protecting local open space and addressing local deficiency

Policy 7.19 Biodiversity and access to nature

Policy 7.20 Geological conservation

Policy 7.21 Trees and woodlands

B) Islington Core Strategy 2011

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.3 Heritage

Employment

Health and open space

DM6.1 Healthy development

DM6.5 Landscaping, trees and biodiversity

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:

- New River Conservation Area
- Adjacent to Grade II listed properties

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Conservation Area Design Guidelines