

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 A		
Date:	23 rd February 2016	Non-exempt

Application number	P2015/5007/FUL
Application type	Full Planning Application
Ward	Caledonian
Listed building	Not listed
Conservation area	Not in a Conservation Area
Development Plan Context	none
Licensing Implications	none
Site Address	Islington Tennis Centre Market Road London N7 9PL
Proposal	Erection of a single storey plant enclosure housing new plant to the western end of the site.

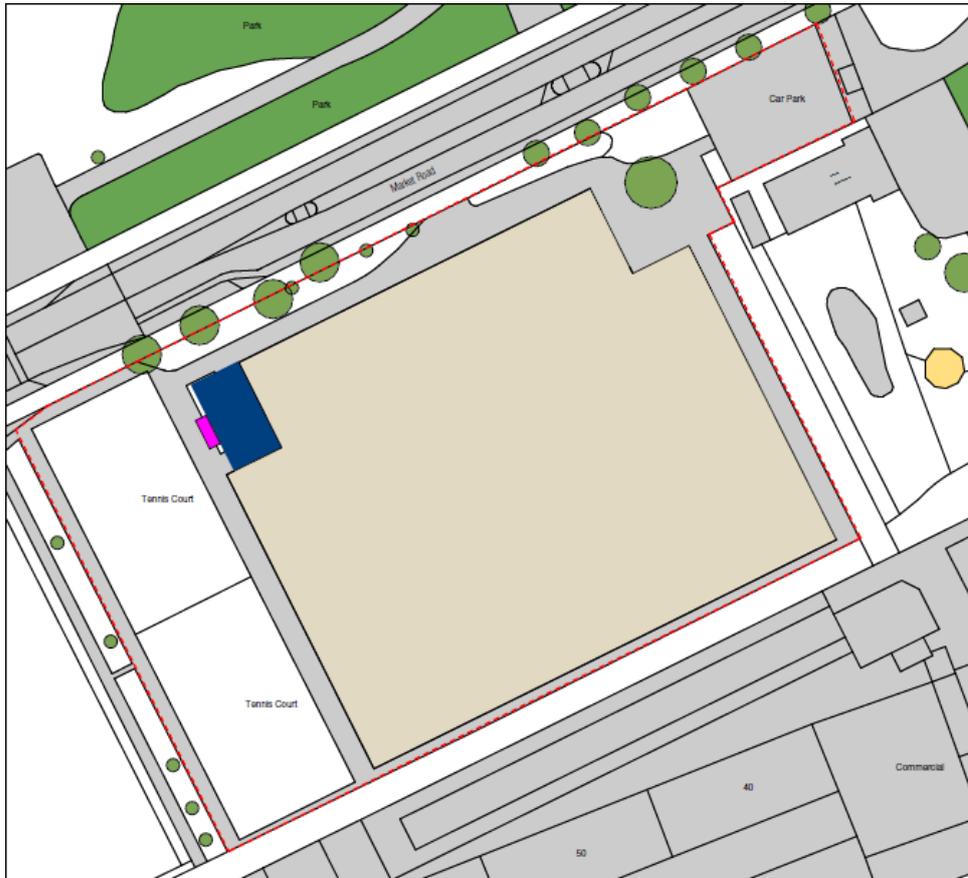
Case Officer	Sally Fraser
Applicant	Mrs Lucy Murray-Robertson for GLL
Agent	Arkon Associates LTD

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: View of existing building from Market Road



Image 2: Site of proposed plant enclosure

4. SUMMARY

- 4.1 The application proposes a new plant enclosure, housing 4 air conditioning units, to the western end of the Tennis Club site.
- 4.2 The proposal would replace an existing plant enclosure, shown in image 2 above. The existing enclosure would be removed to facilitate an extension to the tennis club building, approved at Planning Sub- Committee A on 22nd October 2015.
- 4.3 The proposed plant enclosure would be similar in size and design to the existing. It would be freestanding but would attach to the side of the permitted extension once built.
- 4.4 The enclosure would be discreet and acceptable in appearance terms and the proposed plant would not result in any undue noise and disturbance, in compliance with Development Management Policy DM2.1.
- 4.5 The application is brought to Committee as it is a Council own application.

5. SITE AND SURROUNDING

- 5.1 The application site is the Islington Tennis Centre, located on the south side of Market Road.
- 5.2 To the eastern end of the site is a large warehouse style building, containing the reception and sports hall. To the western end lie two outdoor tennis courts.

5.3 Bounding the site to the north lies Caledonian Park, to the east are a number of outdoor football pitches and to the south, industrial buildings. There are no residential occupiers bounding the site.

6. PROPOSAL (IN DETAIL)

6.1 The applicant proposes new plant and a plant enclosure, sufficient to meet the air conditioning needs of the newly extended tennis centre.

6.2 The plant enclosure would be 2.4m high, 1.6m wide and 4.8m deep. It would be located to the front of the existing tennis centre building, on a piece of land currently designated as green landscaping and would be constructed of galvanised weld meshing, with a concrete base.

6.3 As the site is currently laid out, the enclosure would be free standing. However it is the intention of the applicant to implement an extant permission for a single storey extension. The proposal in that case would attach to the western elevation of the extension.

6.4 Fig. 1 below shows the location of the permitted extension and the location of the proposed plant enclosure.

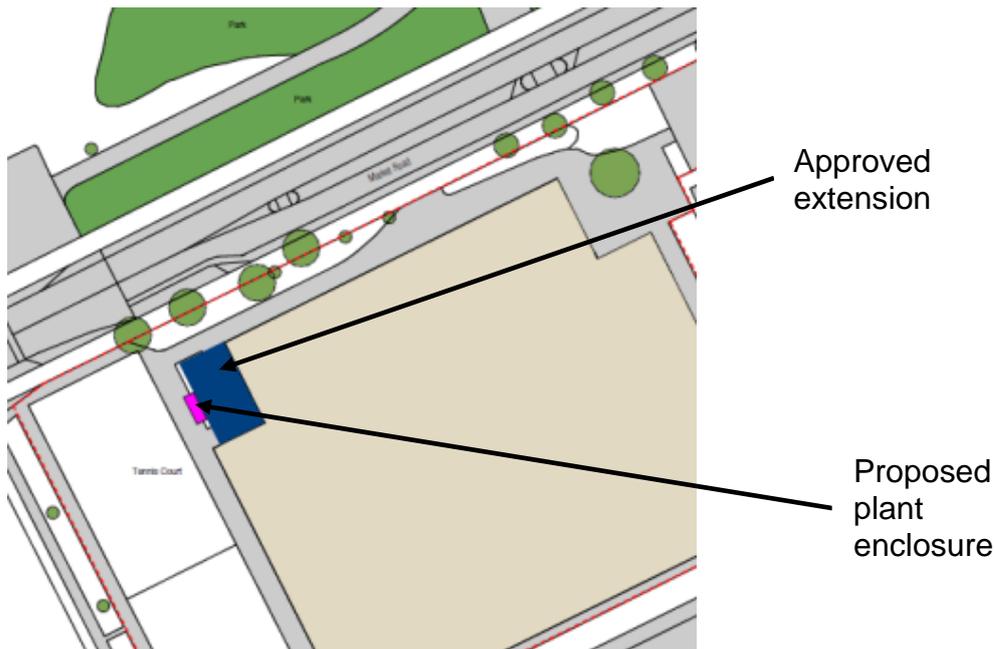


Fig. 1- Location of approved extension and proposed plant enclosure

7. RELEVANT HISTORY:

Planning Applications

7.1 P2015/2898/FUL: Erection of a single storey extension and external alterations. Approved 28/10/2015.

Enforcement

7.2 None

Pre-application Advice

7.3 No formal advice given

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 15 adjoining and nearby properties on the 18th January 2016. A site notice and press advert were displayed on 21st January 2016. The public consultation of the application therefore expired on 11th February 2016, 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 no objections had been received.

Internal Consultees

8.3 **Public Protection:** The site of the plant here is a considerable distance away from any nearby residential. No objections raised.

External 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.

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, 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, Finsbury Local Plan 2013 and Site Allocations 2013:

- None

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:

- Land use
- Design
- Landscaping & Trees
- Neighbouring residential amenity

Land Use

10.2 The proposal does not introduce any new land uses. It is therefore acceptable on these grounds.

Design

10.3. Policy DM2.1 of Islington's Development Management Policies states that developments are required to be of high quality and make a positive contribution to the local character and distinctiveness of an area.

10.4 The existing Tennis Centre building is finished in profiled metal with a galvanized metal roof. The existing plant enclosure is constructed of galvanized perforated metal.

10.5 The proposed enclosure would be located in a similar position to the existing enclosure and the only public views of it would be from Market Road.

10.6 The proposal would be sited at a lower level than Market Road and would be screened from it by the boundary railings and foliage. The proposed materials would be permeable and discreet in appearance and the proposal would be viewed with the taller tennis building behind, so reducing its visual impact.

- 10.7 Both as a freestanding building and adjoining the approved extension, the proposal would not be highly visible from Market Road but would sit comfortable in the context.
- 10.8 Due to its modest size and similar materials to the existing enclosure, the proposal is acceptable in design and conservation terms.

Landscaping and Trees

- 10.9 The new enclosure would be sited on an existing landscaped area. This grassed area would be removed to make way for the permitted extension.
- 10.10 Policy DM6.5 states that developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site. It states that developments are required to minimise any impacts on trees, shrubs and other significant vegetation.
- 10.11 The removal of this grassed area was considered acceptable under the previously approved application, as it is not an area of significant vegetation and there is another more significant landscaped strip to the front of the site containing mature trees.
- 10.12 Given that that application proposes the loss of no more vegetation than was considered acceptable in the previous approval, the proposal, as previously, would not lead to an unacceptable loss of biodiversity.

Neighbouring residential amenity

- 10.13 Development Management Policy states that developments should provide a good level of amenity including consideration of noise.
- 10.14 The Council's Public Protection officer has assessed the proposal and considered that the new plant, given the distance between the site and any residential occupiers, would not cause any undue noise disturbance.
- 10.15 It is recommended that a standard condition be added to the consent, to ensure that the noise emitted from the plant remains at an acceptable level. In this sense the proposal is in compliance with Development Management Policy DM2.1.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposal would be discreet in appearance and would not result in any undue noise and disturbance, in compliance with Development Management Policy DM2.1.

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

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>Planning Statement Ref: P2015/5007/FUL, Site Plan (P001), P200 and P201.</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>
4	Materials (compliance)
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. 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>
5	Fixed Plant (Compliance)
	<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 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 ensure that the operation of fixed plant does not impact on residential amenity</p>

List of Informatives:

1	Hours of Working
	<p>The applicant is advised that the accepted working hours for development within the borough are:</p> <p>8:00am-5:00pm on Mondays to Fridays, 9:00am-1:00pm on Saturdays and not at all on Sundays, Bank or Public Holidays.</p>
2	Positive Statement
	<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.</p> <p>The LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with 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.

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

7 London's living places and spaces

Policy 7.6 Architecture

Policy 7.18 Protecting local open space and addressing local deficiency

Policy 7.19 Biodiversity and access to nature

A) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

Health and open space

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:

- None -

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

The following SPGs and/or SPDs are relevant:

None