

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department
PO Box 3333
222 Upper Street
LONDON N1 1YA

PLANNING SUB- COMMITTEE A		
Date:	18 July 2016	NON-EXEMPT

Application number	P2016/2039/FUL & P2016/2040/ADV
Application type	Full Planning Application
Ward	Highbury West
Listed building	None
Conservation area	None
Development Plan Context	<ul style="list-style-type: none">- Core Strategy Key Area- Local cycle routes- Major cycle route- Open Space- Rail Safeguarding area- Town Centre – Finsbury Park- Within 100 metres of a TLRN Road
Licensing Implications	None
Site Address	Railway Bridge East of 233, Seven Sisters Road, London, N4 2HY
Proposal	<p>P2016/2039/FUL: Installation of integrated public art and lighting scheme below Seven Bridges on Seven Sisters Road, comprising of six elements of artwork flush to the north and south railway bridge abutments.</p> <p>P2016/2040/ADV: Display of integrated public art and lighting scheme below Seven Bridges on Seven Sisters Road, comprising of six elements of artwork flush to the north and south railway bridge abutments.</p>

Case Officer	Daniel Power
Applicant	Sheena Etches
Agent	N/A

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission and advertisement consent:

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 area under bridges



Image 2: View of northern abutments under bridges

4. SUMMARY

- 4.1 Planning permission and advertisement consent is sought for installation of public art and lighting scheme is comprised of six elements of artwork attached flush to the railway bridge abutments. On the North abutment the word 'FINSBURY PARK' will be created using screenprinting on flat shaped aluminium sheets with returned edges. Each letter will be attached to the wall within a bespoke shaped 'frame' so that the element sits against the wall without any finger gaps. Security screws will prevent the artwork from being levered or pulled off the walls. Internal 'Z' angle buffers and reinforcing 'fins' will ensure that the panels do not bend. Individual white lights will be placed centred directly above each letter and then at 5m intervals to either side of the artwork for the full length of the bridge span
- 4.2 It is considered that given the direction of the proposed lights and distance from residential properties, it is considered that the development would not have a detrimental impact upon their amenity, in terms of light position.
- 4.3 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions. In summary, the proposal is considered to be acceptable and is broadly in accordance with the Development Plan policies.

5 SITE AND SURROUNDING

- 5.1 The artwork would be located on the north and southern side of Seven Sister Road under the railway bridge to the south of Finsbury Park station. Seven railway lines cross this section of the road each having its own bridge, which are painted green. The walls under the bridge are mainly yellow London stock brick with section of existing lighting.
- 5.2 The majority of the surrounding development is commercial, apart from residential flats on the eastern side of Seven Sisters Road.

6. PROPOSAL (in Detail)

- 6.1 Planning permission and advertisement consent is sought for installation of public art and lighting scheme is comprised of six elements of artwork attached flush to the railway bridge abutments. On the North abutment the word 'FINSBURY PARK' will be created using screenprinting on flat shaped aluminium sheets with returned edges. Each letter will be attached to the wall within a bespoke shaped 'frame' so that the element sits against the wall without any finger gaps. Security screws will prevent the artwork from being levered or pulled off the walls. Internal 'Z'

angle buffers and reinforcing 'fins' will ensure that the panels do not bend. Individual white lights will be placed centred directly above each letter and then at 5m intervals to either side of the artwork for the full length of the bridge span.

- 6.2 On the South abutment there will be four sections of screenprinted 'mosaic' pattern and the word 'TOGETHER'. The pattern has been derived from workshops with local residents, elders and children and will be printed as a flat pattern onto the aluminium sheets. The mosaic sections will be made up of several sections abutted together with a 'frame' to prevent finger and rubbish trap. The piece has been designed so that all elements can be removed to allow for annual inspection of the bridges as required by Network Rail. Again white lights will be placed centred directly over each of the letters, at 2.5m distance (centre to centre) above the mosaic sections and at 5m apart above the bare brick walls.

7. RELEVANT HISTORY

PLANNING APPLICATIONS

- 7.1 No relevant planning history

ENFORCEMENT:

- 7.2 None

PRE APPLICATION ADVICE:

- 7.3 Q2016/0491/MIN

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 123 adjoining and nearby properties at Seven Sisters Road and Fonthill Road on 31 May 2016. A site notice was placed at the site on 8 June 2016. The public consultation of the application therefore expired on 4 July 2016, however it is the Council's practice to continue to consider representations made up until the date of a decision. At the time of the writing of this report no letters had been received from the public with regard to the application.

Internal Consultees

- 8.2 **Inclusive Design Officer:** No comments received
- 8.3 **Highways:** No comments received

External Consultees

- 8.4 **TFL:** No comments received
- 8.6 **Network Rail:** No comments received
- 8.7 **Crime Prevention Officer:** No comments received

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 and Planning Policy Guidance seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

Development Plan

- 9.2 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 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)

- 9.3 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 Impact on Surrounding Area
- Neighbouring Amenity
- Highways and Transport

Design and impact upon the surrounding area

- 10.2 The application site consists of the north and southern side of Seven Sisters Road under the railway bridge to the south of Finsbury Park station. Seven railway lines cross this section of the road each having its own bridge, which are painted green. The walls under the bridge are mainly yellow London stock brick with section of existing lighting.
- 10.3 The area is an important part of Seven Sisters Road and with access to Finsbury Park underground station to the west and the over ground Finsbury Park station to the north. The area of Seven Sisters Road is an priority improvement area for the Council. As a result of the number of bridges the area of the application site has low levels of light and is gloomy. In an attempt to address this a number of up lights where installed under the bridge. However the area remains poorly light and unwelcoming. Notwithstanding this it is important that the proposal does not further detract from the character of the area and enhances the usability of the space.
- 10.4 The proposal seeks to be the catalysts of improvement in the area and introduce a brand for the area of Finsbury Park, the design will be followed through the area in future projects and marking for the area. The applicant has undergone extensive consultation works since 2013 to engage with a number of different groups within the local community from a wide range of age groups. The designs that are proposed are a result of engagement with those groups and an artist to create to the proposed designs. On the North abutment the word 'FINSBURY PARK' will be created using screenprinting on flat shaped aluminium sheets with returned edges. On the South abutment there will be four sections of screenprinted 'mosaic' pattern and the word 'TOGETHER'.



Image 1: Sample of lettering



Image 2: Proposed lettering

- 10.5 The panels will be attached to the wall via security screws will prevent the artwork from being levered or pulled off the walls. The panels will have internal 'Z' angle buffers and reinforcing 'fins' will ensure that the panels do not bend. Individual white lights will be placed centred directly above each letter and then at 5m intervals to either side of the artwork for the full length of the bridge span. The intension is to illuminate the artwork, brighten the pedestrian space and create interesting light contrast between the bare brick and artwork sections of the wall. The lighting fixtures will be attached 14cm from the wall and 14cm above the artwork using unistrut in a lighting design.
- 10.6 The designs have been created by the community and their design will form part of the branding for the area. The design and colouring with form a contrast between the brick and the darkened area under the railway bridges. Together with the lighting of the art work, which will enhance the usability of the area and a statement to visitors of the nearby underground station and main railway station. The area under the bridges will be significantly improved, both in terms of its lighting and making it more of a usable space, where members of the public will not feel threatened. The wording of the artwork links it to the area, making it clear where you are and forms an important part of the branding of the area, design by the community.

- 10.7 Given the existing quality of the environment of the area, the quality and robustness of the proposed artwork, it is considered that the proposal would enhance the character of the area creating a more welcoming place. In addition the development would improve the visible appearance of this well used road, both to vehicles and pedestrians using the footpath and accessing the underground and train station. The proposal is therefore considered acceptable in terms of its design and appearance.

Highways

- 10.8 Policy DM2.6 of Islington's Development Management Policies state that advertisements should not cause a hazard to pedestrians or road users. The proposed art work would be located close to a major highway and on the abutments for the railway bridge which would project the pavement. The artwork would project approximately 60cm from the wall with the lighting units above. Given the project of the artwork from the wall it is not considered that this would obstruct or cause a hazard to pedestrians.
- 10.9 The application is located on a TFL controlled road, with the application proposing to illuminate the art work from above. While no comments have been received from TFL, throughout the pre application stage TFL were consulted and offered no objections to the proposal. Given the direction of the proposed lighting and the small projection of the art work, it is considered that the proposal would not cause a hazard to pedestrians or road users.

Neighbour Amenity

- 10.10 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy, safety and an increased sense of enclosure. A development's likely impact in terms of light pollution, safety, security, noise and disturbance is also assessed. London Plan Policies 7.14 and 7.15 as well as Development Management Policies DM 2.1 and DM6.1 require all developments to be safe and inclusive and maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.11 The proposal would introduce new lighting and artwork under the Seven Sister Railway Bridge. The majority of the surrounding development is commercial, apart from residential flats on the eastern side of Seven Sisters Road. Given the direction of the proposed lights and distance from residential properties, it is considered that the development would not have a detrimental impact upon their amenity, in terms of light position.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 It is considered that the proposal will enhance the existing quality of the environment of the area. The quality and robustness of the proposed artwork is considered to enhance the character of the area creating a more welcoming place. The development would improve the visible appearance of this well used road, both to vehicles and pedestrians using the footpath and accessing the underground and train station.
- 11.2 Given the direction of the proposed lights and distance from residential properties, it is considered that the development would not have a detrimental impact upon their amenity, in terms of light position.
- 11.3 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions: Full Application

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 permitted shall be carried out in accordance with the following approved plans:</p> <p>PL0782SC1960_ELE01_0, PL0782SC1690_ES01_0, PL0782SC1960_EL1_0, PL0782SC1960_PGFD01_0, PL0782SC1960_PGFD02_0, PL0782SC1690_PPC01_0, PL0782SC1960_EWE01_0, PL0782SC1960_WWE01_0, 4955 SHEET 3, 4955 SHEET 1, Morag Myerscough_artwork 25 April 2016,</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>

List of Conditions: Advertisement consent

1	Standard Advertisement Condition
	<p>Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.</p> <p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.</p> <p>Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.</p> <p>No advertisement is to be displayed without permission of the owner of the site or any other people with an interest in the site entitled to grant permission.</p> <p>No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).</p>

List of Informatives:

1	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>A pre-application advice service is also offered and encouraged.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of 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.

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.

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

6 London's transport:

6.3 Assessing effects of development on transport capacity

7 London's living places and spaces:

7.2 An inclusive environment

7.3 Designing out crime

7.4 Local character

7.6 Architecture

B) Islington Core Strategy 2011

Spatial Strategy

CS8 (Enhancing Islington's Character)

Strategic Policies

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

CS12 (Meeting the Housing Challenge)

C) Development Management Policies June 2013

DM2.1 Design

DM2.2 Inclusive Design

DM7.1 Sustainable Design and Construction

DM8.2 Managing Transport Impacts

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:

- Core Strategy Key Area
- Local cycle routes
- Major cycle route
- Open Space
- Rail Safeguarding area
- Town Centre – Finsbury Park
- Within 100 metres of a TLRN Road

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington

- Accessible Housing in Islington
- Car Free Housing
- Planning Obligations and S106
- Urban Design Guide
- Affordable Housing Small Sites SPD
- Conservation Area Design Guidelines
- Inclusive Design
- Basements

London Plan

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

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