



## PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE B		
Date:	3 <sup>th</sup> October 2016	NON-EXEMPT

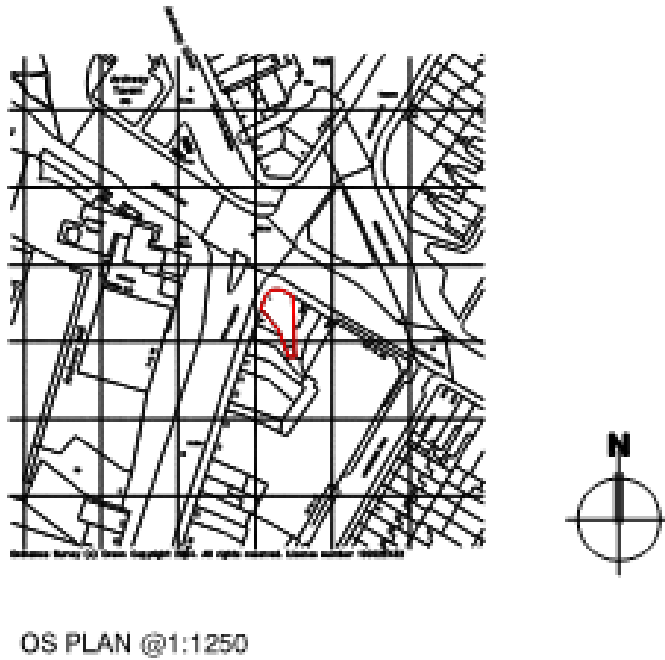
Application numbers	P2015/5248/FUL
Application types	Full Planning
Ward	Junction Ward
Listed building	n/a
Conservation area	St John's Conservation Area
Development Plan Context	St John's Conservation Area Primary Retail Frontages Within 100m TLRN Within 100m SRN Town Centre Locally listed building Local Views
Licensing Implications	None
Site Address	1 Junction Road London N19 5QT
Proposals	Alterations to shopfront including the tiling of stall-riser in place of timber and 5 halogen swan neck lights.

Case Officer	Joe Aggar
Applicant	Treats
Agent	Abbey Kelsey

### 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**

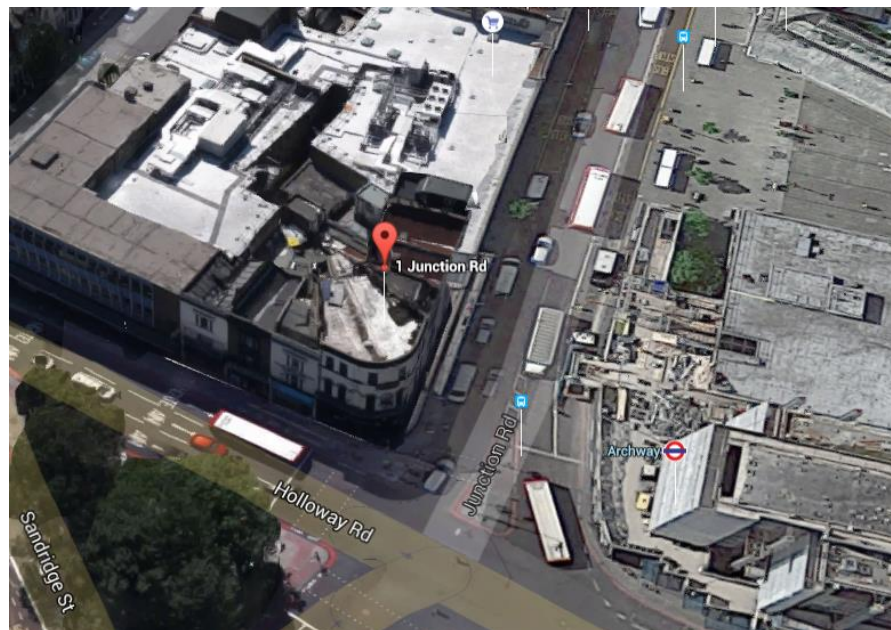


Image 1 - Aerial view of the site and surroundings



Image 2 – View of site form the wider area.

## 4 SUMMARY

- 4.1 Planning permission is sought for external alterations to the shopfront including the installation of 5 swan neck lighting and a tiled stall riser which in appearance which would be vertically stacked.
- 4.2 Other alterations are proposed such as painting of the shopfront to a dark colour. However planning permission is not required for painting a previously painted surface within a conservation area.
- 4.3 The application is brought to committee because this application is linked to a related change of use application before members on this agenda which has attracted a number of objections (P2015/2436).
- 4.2 The proposed alterations to the shopfront would not detract from the character and appearance of the application property and wider terrace and would not detrimentally impact upon neighbouring amenity.
- 4.2 In summary, the proposal is considered to be acceptable and is broadly in accordance with the Development Plan policies. It is recommended that planning permission be granted subject to conditions.

## 5 SITE AND SURROUNDING

- 5.1 The site consists of a curved corner three storey former public house with tiled ground floor and stucco upper floors with arched windows at first floor and square at second floor. The building is locally listed and also displays a strong cornice and parapet. It is located on the corner of two 'high streets', Holloway Road and Junction Road. The building is half a storey higher than those directly adjacent. The site is located on the southern corner of the busy Archway Gyratory on the junctions of Holloway Road and Junction Road and is directly opposite Flowers Mews and is located in the district town centre of Archway.

- 5.2 The immediate area is dominated area is dominated by both the former 1960's office accommodation of Hamlyn House and Hill House, Archway tower and the layout of the A1 gyratory road system.
- 5.3 The building is located with the St John's conservation area which is largely residential and many of the houses are mid-19th century, locally listed, with fine detailing and have special group value and well-balanced scale. Properties on Junction Road and the Archway Island site have commercial and office uses in addition to residential, and contribute to the this local shopping centre.

## **6 PROPOSAL (in Detail)**

- 6.1 The application seeks the tiling of the current timber stall riser and the erection of swan neck lighting at fascia level.
- 6.2 Since the application has been received no amended drawings have been received

## **7 RELEVANT HISTORY:**

### **PLANNING APPLICATIONS**

- 7.1 1 Junction Road, planning application re: P2015/2436/FUL for the '*Reconsultation for change of use of upper floors to form 2x2 bed residential units (C3 use) with separate internal residential access plus ground and first floor rear extensions to increase the ground and first floor roof heights, proposed terrace at rear first floor level with balustrade and at roof level with roof structure to allow access to roof garden. Replacement of windows to front elevation and installation of windows and door to rear elevation. Removal of railings and introduction of brick parapet at roof level*' is under consideration.
- 7.2 1 Junction Road, planning application re: P2015/5253/ADV for '*erection of 2no. Projecting signs (internally illuminated) - 2no. 'White Wordmark' fascia signs (Halo Illuminated)*' is under consideration.
- 7.3 1 Junction Road, planning application re: P2014/5087/COL for the '*Certificate of Lawfulness (existing) for use as a cafe (Use Class A3)*' was GRANTED 04/02/2015

### **ENFORCEMENT:**

- 7.4 None

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

- 7.5 1 Junction Road, pre -planning application re:P2015/0416/MIN for the conversion of the upper floors to residential.

## **8 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 31 adjoining and nearby properties at Archway Close, Giesbach Road, Junction Road, Windmere Road, St John's Way and Holloway Road.
- 8.2 A site notice and press advert was also displayed. Consultation expired on the 28<sup>th</sup> April 2016. It is the Council's practice to continue to consider representations made up until the date of a decision. Members will be updated at committee of any additional responses received.

8.3 At the time of writing this report 2 responses have been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).

- The application refers to the building as listed, no listed building application is submitted (10.2)
- Archway SDP requires improvement for pedestrians and cyclists. Tables and chairs would hinder this (10.7)
- Tables and chairs would suffer from worsening wind (10.7 & 10.10)
- Plastic film conceals ground floor window (10.9)
- Tiling is not of the style of the property (10.2-10.4)

**Better Archway Forum commented:**

The application:

calls the property a Listed Building but makes no Listed Building application and is wrongly on the basis that the property is not in the Conservation Area.

Pavement Tables: The application states that 'The new store brings a new external seating area for customers enjoy Starbucks Finest product.'

The proposal to place multiple tables and chairs on the pavement outside the property would hinder this requirement, causing significant inconvenience to the many pedestrians using this pavement, already too narrow for current levels of use by those passing and groups waiting to use the two signalised crossings. (See the 2007 pedestrian counts at <http://www.betterarchway.org.uk/pedestriancounts.html> since when there has been a significant increase.) However, given the policy above and the pedestrian congestion at this point, there should be a condition against any obstruction of the footway.

*Ground Floor Transparency*

The drawings continue to show a frontage blanked out by plastic film.

**External Consultees**

8.4 Transport for London: The applicant is reminded that no works can occur on the TLRN without the prior approval of TfL in the form of a Section 278 agreement (Highways Act 1980). Whilst TfL recognises that the development is relatively small scale, involving changes to the external facade, a Construction and Logistics Plan (CLP) should be secured as part of the planning conditions/obligations. TfL requests that the footway is not blocked during construction and this should form part of the CLP. The applicant also requires a Tables and Chairs License and Council will assess this application in conjunction with TfL.

The applicant is encouraged to install cycle parking, to accord with London Plan standards, for the café. They should take note that this should include long stay parking, for staff, and short stay.

As a separate matter, Council are reminded that the illumination of the signage should be restricted to the standards outlined in the Professional Lighting Guide 05 (2014).

**8.5 Internal Consultees**

8.6 Design and Conservation Officer: no objections raised regarding the application.

**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.

## **Development Plan**

- 9.2 The Development Plan is comprised of the London Plan 2016, 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 1 to this report.

## **Designations**

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011 and Development Management Policies 2013.

St John's Conservation Area  
Primary Retail Frontages  
Within 100m TLRN  
Within 100m SRN  
Town Centre  
Locally listed building  
Local Views

## **Supplementary Planning Guidance (SPG) / Document (SPD)**

- 9.4 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 Conservation
- Neighbouring Amenity

### **Design and Conservation**

- 10.2 Some of the shops in the vicinity have modern shopfronts, of variable quality. However, there are many, including some close to the site, which possess architectural features of historic interest, such as timber materials, stallrisers, cornices, pilasters and mouldings. These make a significant contribution to the character and appearance of the historic conservation area.
- 10.2 The timber shopfront is curved at ground floor and visually distinctive and can be appreciated from a number of public views given the openness of the adjacent A1 junction. The shopfront exhibits more ornate features evident on some of the other buildings in the street, and define the shopfront as a traditional one, in keeping with the historic character of the area. The building is also locally listed and whilst this does not afford the building statutory protection reflects its local significance.
- 10.3 The Council has produced a non-statutory document to supplement its Local Plan entitled Conservation Area Design Guidelines states that alterations which are detrimental to the character of the area will not be allowed and elsewhere it says that proposals for alterations

and refurbishments should use traditional materials. A further non-statutory document, the Council's Shopfronts Design Guide, also seeks to retain traditional features of shopfronts.

- 10.4 The alterations to the shopfront would include the tiling of the existing timber stall riser and the addition of swan neck lighting to the fascia. These alterations are considered relatively minor and would not represent loss to the historic character to the area, and as such, would not conflict with the clear advice referred to above. The proposals are considered to preserve the character and appearance of the conservation area and not harm the visual appearance of the locally listed building.
- 10.5 Accordingly the proposed alterations to the shopfront would preserve and enhance the character or appearance of the St John's Conservation Area. It would accord with Policy CS 9 of the Core Strategy, which requires proposals to protect the borough's unique character, and to conserve and enhance Islington's heritage assets, including Conservation Areas. It would also comply with Policies DM2.1 and DM2.3 of the DMP which require, amongst other things, proposals to be of a high quality design and to conserve or enhance the significance of Conservation Areas as well as the Council's Conservation Area Design Guidelines and the Islington Urban Design Guide which have similar aims.

### **Neighbouring Amenity**

- 10.6 The proposed alterations to the shopfront, within the existing footprint of the building would not cause demonstrable harm to the amenities (including daylight, sunlight, outlook or increased sense of enclosure) of adjoining occupiers in accordance with policy DM2.1 of the Development Management Policies.

### **Highways**

- 10.7 There is the provision for the inclusion of tables and chairs for outside seating on the highway outside the front of the ground floor premises within the applicant's documentation. However these fall outside the site area and are intended to be located on the public highway. As such this is not a material consideration within the assessment of the application. A license is required under the Highways Act and is therefore separate from the stated alterations which require planning permission.
- 10.8 A condition is attached to control the level of illumination to the lighting at fascia level to accord with the standards outlined in the Professional Lighting Guide 05 (2014).

### **Other Matters**

- 10.9 An objection has been raised regarding the inclusion of internal vinyl. This has been considered under application P2015/5253/ADV and is therefore not relevant to the merits of this particular application.
- 10.10 Based on the small nature, effectively renovation works, it is not considered appropriate in this instance to request a constructions and logistics plan. Moreover a condition is not considered reasonable to request no blocking of the public highway as this is not located within the application site. Nonetheless other relevant legislation would control this issue.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed advertisement display panel is considered to be acceptable with regards to amenity and highways safety.
- 11.2 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, and the

Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

**Conclusion**

- 11.3 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>Site Location Plan; SU-6001; A-2002; A-2001, SU-4002, SU-2001 &amp; sheet number I-1105.</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>Illumination</b>
	<p>CONDITION: the illumination of the signage should be restricted to the standards outlined in the Professional Lighting Guide 05 (2014).</p> <p>REASON: in the interest of public safety.</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. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. 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>
<b>2</b>	<b>Tables and Chairs</b>
	<p>No permission is granted for outside seating or tables. A license is required under the Highways Act.</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.

### **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**

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

#### **B) Islington Core Strategy 2011**

**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**

**DM2.2 Inclusive Design**

**DM2.6 Adverts**

### **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:

- **St Johns Grove Conservation Area**
- **Locally Listed Building**

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

The following SPGs and/or SPDs are relevant:

## **Islington Local Development Plan**

- **Conservation Area Design Guidelines (2002)**
- **Urban Design Guide (2006)**