



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		AGENDA ITEM NO:	
Date:	3 rd March 2014	NON-EXEMPT	

Application number	P2013/4871/FUL
Application type	Full Planning Application
Ward	St. Peter's
Listed building	Not a listed building
Conservation area	Not in a Conservation Area
Licensing Implications	None
Site Address	Graham Street Park, Graham Street
Proposal	Demolition of existing boundary wall and piers at entrance to Graham Street park and replacement with metal railings 1.5 metres in height.

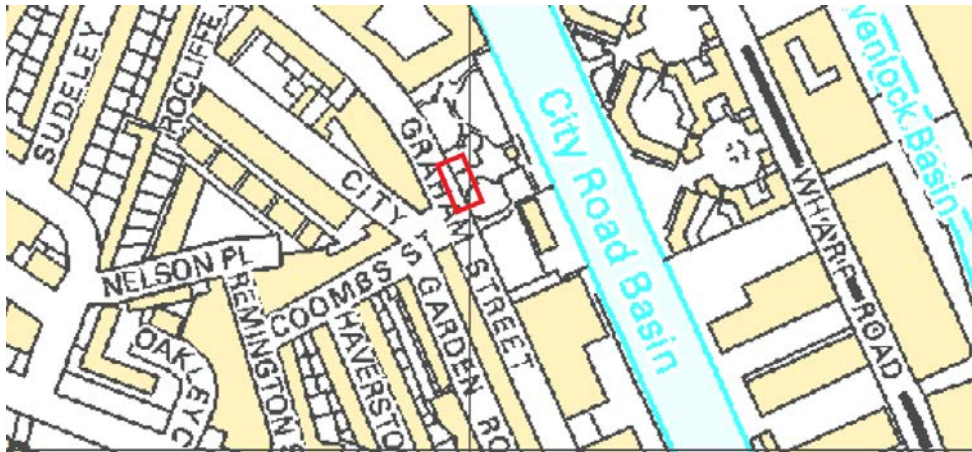
Case Officer	Eoin Concannon
Applicant	Islington Council
Agent	Jon Winder (Islington Council)

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 red)



3 PHOTOS OF SITE/STREET



1. Entrance to the Park. The existing bricked wall boundary treatment to be demolished



2. View of the site from Coombs Street



3. View of boundary treatment from south along Graham Street



4. Existing railings to be retained



5. View of nearest residential properties within Angelis Apartments from inside Park. Picture also shows trees and railings to be retained.



6. Existing boundary treatment and landscaping during summer period

4 SUMMARY

- 4.1 The application seeks permission for modifications to the existing park entrance. It would involve the demolition of the boundary wall and pillars that serve the main entrance and replacement with 1.5m high railings in the similar location to match the remaining boundary treatment.
- 4.2 The main considerations are the impact of the development on the character and appearance of the area and the impact of the development on the residential amenities of the neighbouring occupiers.
- 4.3 The proposed development is acceptable, the modifications would be in keeping with the character of the area and would not unduly harm the amenities of the neighbouring occupiers.

5 SITE AND SURROUNDING

- 5.1 The application site is situated on the eastern side of Graham Street directly north east of its junction with Coombs Street. It comprises Graham Street Park which is a public park with the main entrance centrally positioned along the western boundary with access gates set back from the highway.
- 5.2 A secondary pedestrian entrance is located towards the north western corner. The Park contains a small children's playground, an open green space with

an access path onto the City Road Basin. It also provides access to a boathouse which lies adjacent to the canal.

- 5.3 The perimeter of the Park is enclosed by metal railings which measure 1.5 metres in height and finished in black paint work. Directly inside the existing boundary treatment there are a variety of mature and semi mature trees and vegetation providing additional enclosure and green relief within the urban setting.
- 5.4 The main entrance subject of this application has a slightly varied boundary treatment to the rest of the Park, with brick wall and pillar measuring 1.6 metres in height with the entrance gates set back 2.4 metres from the edge of the highway. Further semi-mature trees are situated directly behind these walls.
- 5.5 The surrounding area is generally a mixture of office and residential units. Directly west of the site on the opposite side of the road is a five storey residential development known as Angelis Apartments. Further residential properties are situated on City Garden Row and Coombs Street. To the north of the site, lie several office buildings, while directly east of the Park lies the City Road Basin.
- 5.6 The site is not listed. It is not located within a conservation area but is located adjacent to the Duncan Terrace/Colebrook Row Conservation Area.

6 PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission to modify the existing boundary treatment adjacent to the main entrance gates to the Park. The scheme is part of an existing masterplan for the phased improvement of the Park in order to create a space that would increase overall usage of the Park by the general public.
- 6.2 The first phase would involve improving the entrance to the site. This section of the boundary situated centrally along the western boundary with access onto Graham Street comprises a bricked wall 1.6 metres in height with pillars attached to the entrance gate.
- 6.3 The proposal would involve the removal of the existing brick wall and pillars and replacing them with galvanised steel railings with a maximum height of 1.5 metre. The foundations and first course of the existing walls would be retained to avoid excavating around the tree roots and providing a solid base for the proposed new railings.
- 6.4 The proposed railings and posts would match the existing railings along the perimeter with a black coated finished. The existing gates set back from the highway would be repaired and re-hung on new gate posts.

7 RELEVANT HISTORY

Planning Applications:

7.1 **820145** Retention of 4 temporary buildings and continued use of site for recreational purposes by the Islington Boat Club. **(Approved 23/06/82)**

831388 Construction of 2 storey building for use by Islington Boat Club with associated access road parking area and boundary fencing. **(Approved 16/12/83)**

930545 The installation of a traffic barrier near to the entrance to the approach road and the provision of three parking spaces and passing place along the side of the approach road in place of three parking spaces inside the site that will be used for canoe storage following discontinuance of canoe storage pontoon. **(Approved 23/06/93)**

Enforcement:

7.2 None

Pre- Application Advice:

7.3 None

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 216 adjoining and nearby properties on 09/01/14. A site notice was displayed on 16/01/2014. The public consultation of the application therefore expired on 06/02/2013, 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 representations have been received.

External consultees

8.3 Metropolitan Police (Secure by Design): No objections: replacing the entrance walls and piers with railings will improve overall surveillance within the Park.

Internal consultees

8.4 Tree Officer: No objections: The application has sought input from the Tree Service at an early stage and the application follows advice given.

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 2011, 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 relevant SPGs and/or SPDs are listed in Appendix 2.

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- the impact of the development on the character and appearance of the area
- the impact of the development on the residential amenities of the neighbouring occupiers
- landscaping and trees.

Impact of the development on the character and appearance of the area

- 10.2 Development Management policy DM2.1 states that 'all forms of development are required to be of high quality and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.'
- 10.3 The existing wall is neither listed nor located in a conservation area. The Urban Design Guide does state that boundary wall/railings should be designed in a manner that is consistent with the existing street and should provide an open aspect. The replacement of the wall with a railing would match the remainder of the boundary treatment around the Park thereby

improving its visual relationship with the surrounding area. It would increase the visual transparency of the Park and providing a consistent uniform design along the boundary.

- 10.4 The new 1.5m high railings would be permeable to allow for natural surveillance and would be similar height to existing railings to the south east boundary and similar in design. A condition requiring the railings to be painted black to match the existing railings would be added to the consent. The proposed railings would, as such, have an acceptable impact on the appearance of the street scene.
- 10.5 Overall, subject to conditions, the proposed development is acceptable with regard to design and appearance and is in accordance with policy 7.4 (Local character) of the London Plan 2011, policies CS8 (Enhancing Islington's character) and CS9 (Protecting and enhancing Islington's built and historic environment) of Islington's Core Strategy 2011, section 2.4.5 (Front Boundaries) of the Islington Urban Design Guide 2006 and policy DM2.1 (Design) of the Development Management Policies 2012.

Impact of the development on the residential amenities of the neighbouring occupiers

- 10.6 Policy DM2.1 of the Development Management Policies Document states that 'developments are required to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.' The replacement boundary would not infringe cause any amenity concerns considered under this policy.
- 10.7 The existing use of the site as a children's play area would remain and the proposal would not lead to any increased noise and disturbance to neighbouring occupiers.

Landscaping and trees

- 10.8 The proposal would be situated adjacent to several semi-mature trees along the boundary. A tree survey and tree protection method statement have been submitted with this application.
- 10.9 In terms of protection, the method statement indicates that excavation works under the tree canopies would be carried out by hand. Protective fencing would also be erected around the individual trees. The Tree Officer has been consulted on this information and considers the scheme acceptable. No conditions are recommended however, development in accordance with the method statement would be secured by condition 2.
- 10.10 The protective methods are considered acceptable and the proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and Woodlands) of the London Plan 2011

and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of the Development Management Policies 2013.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed development is acceptable. The proposed development would cause no harm to the character and appearance of the area or the boundary landscaping and there would be no undue loss of residential amenity to the neighbouring occupiers.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	<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	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan, Block Plan dated 8.11.2013, IA-350-LP-P01 Rev A , IA-350-LP-P02, Graham Street Park Design & Access Statement, Tree Survey Ref:ITS/TS/1970/A dated 03/04/13, Tree Protection Method Statement.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<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>
4	<p>CONDITION: The proposed boundary railings shall be painted black within 3 months of being installed on site and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To protect the appearance of the adjoining conservation area.</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, 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 2011 - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 1.1 (Delivering the strategic vision and objectives for London)
Policy 7.21 (Trees and Woodlands)
Policy 7.4 (Local character)

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

Policy DM2.1 (Design)
Policy DM6.1 (Healthy development)
Policy DM6.3 (Protecting open space)
Policy DM6.5 (Landscaping, trees and

biodiversity)

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

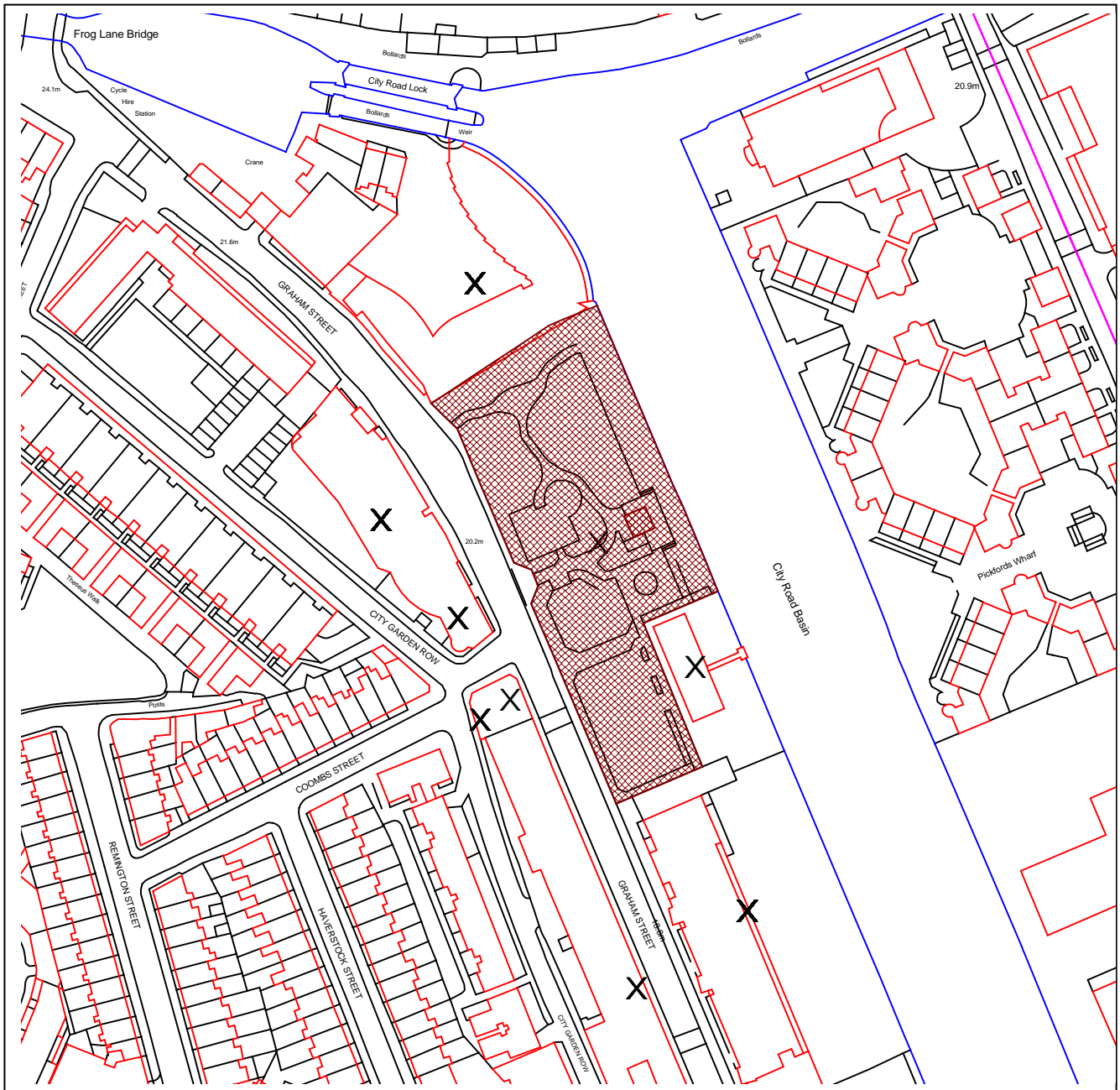
The following SPGs and/or SPDs are relevant:

- Urban Design Guide
- Inclusive landscape design

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2013/4871/FUL

LOCATION: GRAHAM STREET OPEN SPACE, GRAHAM STREET,
LONDON N1

SCALE: 1:1500

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