



PLANNING SUB-COMMITTEE A		AGENDA ITEM NO:	B2
Date: 6 January 2011		NON-EXEMPT	

Application number	P102451
Application type	Listed Building Consent
Site Address:	1, Alwyne Road, Islington, London, N1 2HH
Proposal	Internal alterations to create a dwelling house from two flats. Rebuilding of garage to create a library, and a glazed link across to main house on lower ground floor level, addition of one-storey conservatory on rear lower ground floor, skylight on horizontal roof at tallest part of building, and some internal reconfiguration, including repositioning of partition wall on second floor, partial raising of floor by installation of false floor on first floor and repositioning of staircase into their original location.

RECOMMENDATION

That the Committee resolve to **GRANT** planning permission as set out in Appendix 1.

INTRODUCTION

Site and Surroundings

1. The application site is located on the northern side of Alwyne Road at the junction with Alwyne Villas. It is semi-detached and occupies a spacious plot. It is also a grade II listed building. The site is within the Canonbury Conservation Area. Historically part of the Elizabethan manor of Canonbury most of the area was part developed in the late eighteenth and early nineteenth century. Canonbury Square is one of the finest squares in Islington and semi-detached Victorian Villas predominate in many streets, with large gardens and mature trees. The New River Walk is also an important feature of the area.

Proposal

2. The proposal involves the creation of a single dwellinghouse where currently there are two flats. This would involve a number of internal alterations (which are subject to listed building consent). The existing garage to the side of the property would be removed to be replaced by a single storey building to serve as a library. There would be a link from the house to this new building. A conservatory to the rear at lower ground floor would be added. Finally, a sky light would be added at second floor level. The application for full planning permission is also accompanied by a listed building consent application (Ref: P102451) for which there is a separate report.

Issues

3. The main issues arising from this proposal relate to the:
 - Listed Building;

Relevant History

4. **October 2010:** Full planning application (P102242) submitted for a development of the same description as this now under consideration.
5. **August 2002:** Planning permission (P021492) and listed building consent (P021558) granted for partial reconstruction of boundary wall to accommodate growth of protected tree.

CONSULTATION

Public Consultation

6. Letters were sent to 41 occupiers of adjoining and nearby properties on Alwyne Villas, Alwyne Road and Canonbury Road on 17 November 2010. A site notice and press advert were displayed on 18 November 2010 (listed building consent) and another on 25 November 2010 (Full planning permission). The public consultation of the application expired on 16 December 2010. However it is the Council's practice to continue to consider representations made up until the date of a decision.
7. Four written objection has been received (one of which is from the Canonbury Society). The issues raised can be summarised as follows (the paragraph number of this Committee report containing the Officer's response to these comments is provided in brackets):
 - Supports for the principle of returning the building to one house and the internal alterations required in connection with this.
 - Objection to the choice of materials (painted stucco) in a highly prominent location.
 - Objection to the horizontal strip glazing around the library and the obscured glazing to the front. There is concern that they are not compatible with the existing building, and that light would be highly visible through them and the glass corridor linking the library to the main house itself.
 - Concern that there is reference to tree work in one of the submitted documents.

Internal Consultees

8. Conservation and design officer: No objection received subject to the imposition of conditions.

RELEVANT POLICIES

National Guidance

9. The following national and regional guidance is considered particularly relevant to this application:
- PPS:1 Delivering Sustainable Development
 - PPS5: Planning for the Historic Environment

Development Plan

10. The Development Plan is comprised of the London Plan 2008 (consolidated with amendments since 2004) and the Islington Unitary Development Plan (2002). The following policies of the Islington Unitary Development Plan are considered relevant to this application.

London Plan 2008 - Spatial Development Strategy for Greater London (consolidated with alterations since 2004)

Designs on London:

- 4B.1** (Design principles for a compact city)
- 4B.5** (Creating an inclusive environment)
- 4B.8** (Respect local context and communities)
- 4B.11** (London's built heritage)

Islington Unitary Development Plan (2002)

<u>Conservation and Design Policies:</u>	D22 (New Development)
D1 (Overall Design)	D24 (Materials)
D3 (Site Planning)	D25 (Roof Extensions)
D4 (Designing in Context)	D26, D27 (Side Extensions)
D11 (Alterations and Extensions)	D28 (Rear Extensions)

Supplementary Planning Guidance (SPG) / Document (SPD)

11. The following SPG's and/or SPD's are relevant:

Islington UDP

- Urban Design Guide
- Conservation Area Design Guidelines

EMERGING: ISLINGTON LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY

Planning Weight

12. The following policies in the draft Local Development Framework (LDF) Core Strategy have been taken into consideration:
 - 8 (Enhancing Islington's Character)
 - 9 (Protecting and enhancing Islington's built and historic environment)
15. The Core Strategy was examined by public inquiry on the week beginning 23 November 2010. The formal examination of the plan continues until the inspector publishes her findings in the new year.
13. As the draft Core Strategy has now been submitted, the policies contained within it are a material planning considerations particularly where they directly stem from and accord with national policy. However, as a matter of law, limited weight should be attached to them at this stage because they cannot override the Council's legal duty to determine planning applications in accordance with its existing development plan unless material considerations indicate otherwise. At the present time it is likely to be difficult to justify refusal of any application based solely on draft Core Strategy policies and members should always seek specific officer advice before considering voting for refusals on this basis.

EVALUATION

14. This needs to be read in conjunction with the assessment for the parallel full planning application (P102242). The external alterations are considered appropriate to the listed building, and would not harm its historic fabric. The removal of the existing garage is not objected to, as it is not an original feature. Its replacement with a library and glazed link which would serve as a study is considered appropriately sized and would not detract from the significance of the listed building. The same would apply to the erection of a conservatory to the rear and the installation of a roof light to the second floor (which would not be visible).
15. Internally, there are a number of alterations proposed required in connection with returning the property to a single dwellinghouse. Starting at the bottom and working up the alterations to the lower ground floor to remove an existing window and lower the sill to create an opening to the rear conservatory would cause minor harm, as would the creation of an opening between the front and rear rooms. At ground floor level the reinstatement of the staircase to its original position is considered very positive and the general restoration of the original plan form equally so. To the first floor the creation of a new bathroom would have a neutral impact. At second floor level the partitioning of a rear room to create a shower room will cause minor harm to the plan form and the proportions of the room. However, this needs to be balanced against the harm already caused by the creation of a large water tank.

SUMMARY AND CONCLUSION

Summary

16. The proposal is considered acceptable. Although some of the internal alterations are considered to cause minor harm this is balanced against the improvements that would be made. Overall, the benefits are considered to weigh in favour of the proposal.

Conclusion

17. It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

SCHEDULE OF APPLICATION DETAILS	
Application reference	P102451
Proposal	Internal alterations to create a dwelling house from two flats. Rebuilding of garage to create a library, and a glazed link across to main house on lower ground floor level, addition of one-storey conservatory on rear lower ground floor, skylight on horizontal roof at tallest part of building, and some internal reconfiguration, including repositioning of partition wall on second floor, partial raising of floor by installation of false floor on first floor and repositioning of staircase into their original location.
Drawing numbers	Drawings 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 101, 102, 103, 104, 105, 106, 107, 108, 109, Planning Statement, Tree Survey / Arboricultural Statement, Design and Access Statement, Structural Survey, Heritage Statement, [LBI REG NO: 22421]. 110 Revision A, 500 [LBI REG NO: 22422].

Type of application	Listed Building Consent
Name of applicant	John Philips
Name of agent	David Gibson Architects
Case officer	Christopher Heather
Heritage information	Canonbury Conservation Area (Article 4)
Ward	Canonbury Ward

RECOMMENDATION A

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

List of Conditions:

1	<p>CONDITION: The works hereby permitted shall be begun not later than three years from the date of this consent.</p> <p>REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>CONDITION: That all new works and works of making good to the retained fabric whether internal or external shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile, unless otherwise shown on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the building included in the Statutory List.</p>
3	<p>CONDITION: Notwithstanding the approved plans details shall be submitted to and</p>

	<p>approved in writing prior to the commencement of development that show the proposed roof light and celestory to the library extension. The development shall be constructed in accordance with these approved details.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the building included in the Statutory List.</p>
4	<p>CONDITION: No plumbing, pipework, flues, vents or ductwork other than that which may be depicted on deposited plans hereby approved, shall be affixed to any elevation of the building.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the building included in the Statutory List.</p>
5	<p>CONDITION: No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the building included in the Statutory List.</p>

RECOMMENDATION B

That if members are minded to approve this proposal officers recommend that the following summary forms the reasons for grant to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (Unitary Development Plan 2002 and the London Plan 2008), Government Planning Policy Guidance/Statements and other material considerations (Including the emerging Replacement London Plan and Core Strategy).

This decision was made by the Members of the Planning Sub-Committee A at the meeting on 6 January 2011;

- The alterations preserve the appearance and special interest of the building and the character and appearance of the conservation area in accordance with PPS5 (Planning for the Historic Environment) and guidance contained within the Conservation Area Design Guidelines 2002 and Islington Urban Design Guide 2006.