

**SUPPLEMENTARY REPORT – ITEM B4**  
**PLANNING SUB-COMMITTEE A OF 12 July 2011**

<p><b>Proposed Development At:</b>          The Beaux-Arts Building, 10-18,          Manor Gardens, Islington, London          N7 6JW</p>	<p><b>LBI Application Ref:</b>          P110321</p>
<p><b>Proposal</b></p>	<p>Formation of one 2-bedroom maisonette.</p>

Conditions Missing

1. Due to a computer error, other than condition 1, no proposed conditions were attached to the Committee report. The following conditions in addition to condition 1 should be attached to the draft list of conditions:

<p><b>Approved Drawings</b></p>
<p><i>CONDITION 2: The development hereby approved shall be carried out in accordance with the following approved plans:</i></p> <p><i>Design and Access Statement; 090373-A-P-Si-D30, 090373-A-P- D31, 090373-A-P- D32, 090373-A-P- D33, 090373-A-P- D34, 090373-A-P- D35 &amp; 090373-A-P- D36</i></p> <p><i>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</i></p>
<p><b>Windows retained</b></p>
<p><i>CONDITION 3: The existing windows shall be retained and shall not be replaced unless otherwise agreed in writing by the Local Planning Authority.</i></p> <p><i>REASON: Replacement windows are likely to have an adverse impact on the character and appearance of the host building, which would be contrary to policy D4 and D11 of the Islington Unitary Development Plan 2002.</i></p>
<p><b>Sound Insulation</b></p>
<p><i>CONDITION 4: Adequate sound insulation and noise control measures shall be installed/undertaken to achieve the following internal noise targets (in line with BS 8233:1999):</i></p> <p><i>Bedrooms (23.00-07.00 hrs) 30 dB L<sub>Aeq</sub>, and 45 dB L<sub>max (fast)</sub></i>  <i>Living Rooms (07.00-23.00 hrs) 30 dB L<sub>Aeq</sub>,</i>  <i>Kitchens, bathrooms, WC compartments and utility rooms</i>  <i>(07.00 –23.00 hrs) 45 dB L<sub>Aeq</sub></i></p> <p><i>The sound insulation and noise control measures shall be implemented prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</i></p>

*REASON: To secure an appropriate internal residential environment in accordance with PPG24, policy 4A.20 of the London Plan 2008, policies: D3; Env17 and H3 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011.*

Additional Condition

2. In response to the objection raise regarding the overlooking of the future ground floor bedroom window from the existing (and retained) foyer area, an additional condition is attached which requires the provision of frosted glass to a height of 1.8m

**Treatment of Existing Window**

*CONDITION 5: The existing window located adjacent to the 'Porters' desk and at right angles to the proposed ground floor bedroom of the flat shall be treated with obscuring film or similar to prevent potential overlooking.*

*The treatment shall be carried out prior to the first occupation of the dwelling hereby approved and shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.*

*REASON: To prevent overlooking of the resulting bedroom in the interest of residential amenity. In accordance with policy D3 of the Islington Unitary Development Plan 2002.*

3. The Reason for Grant is considered incomplete and is replaced by the following revised Reason for Grant:

***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.***

- ***This decision was made by the Members of the Planning Committee on the 12<sup>th</sup> July 2011.***
- ***The resulting residential conversion is considered to provide a suitable standard of residential accommodation, being well designed and appropriate for its use. The development complies with policies 3A.3 and 3A.17 of the London Plan 2008, policies: H3 and H7 of the Islington Unitary Development Plan 2002 and policy CS12 of the Islington Core Strategy 2011, which seek to secure a high standard of new residential accommodation and residential amenity.***
- ***Consideration has been given to the objections made regarding the impact on neighbouring amenity and future residential amenity. However, the objections are not considered to be of sufficient weight to outweigh the reasons for granting planning permission. The proposed development is subject to appropriate conditions which seek to facilitate the development and mitigate its potential impacts. As such, the development complies with***

***policy 4B.1 and 4A.20 of the London Plan 2008 and policies: Env17 and D3 of the Islington Unitary Development Plan 2002, which seek to ensure that new developments do not have an unacceptable impact on existing/future residential amenity.***