



# ISLINGTON

Planning Service  
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Environment and Regeneration  
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<b>PLANNING SUB-COMMITTEE A</b>	<b>AGENDA ITEM NO:</b>	B1
<b>Date: 18/10/2011</b>	<b>NON-EXEMPT</b>	

<b>Application number</b>	P110716
<b>Application type</b>	Full Planning Application
<b>Site Address:</b>	121, Mildmay Road, Islington, London, N1 4PT
<b>Proposal</b>	Demolition of non-original extensions and replacement with a two-storey extension; Conversion of main house from 2x two-bed flats to 2x two-bed flats and 1x one-bed flat. Provision of 2x two bed flats fronting Wolsey Road. Demolition of vacant outbuilding and garage and erection of a contemporary dwelling house (three-storeys over basement).

## RECOMMENDATION

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

## **INTRODUCTION**

### **Site**

1. The application site is located at the junction with Wolsey Road. It is occupied by a three storey end of terrace Victorian House, non-original extensions, vacant outbuilding and a garage adjacent to no. 1 Wolsey Road. The existing building, extensions and garage are not statutory listed.
2. The previous use of the vacant outbuilding cannot be established.

### **Surroundings**

3. The building is not located within a designated conservation area; however it is located in close proximity to the Newington Green Conservation Area. The immediate context is defined by Victorian buildings. The surrounding area is predominately residential in character.

### **Proposal**

4. Demolition of non-original extensions and replacement with a two-storey extension; Conversion of main house from 2x two-bed flats to 2x two-bed flats and 1x one-bed flat. Provision of 2x two bed flats fronting Wolsey Road. Demolition of vacant outbuilding and garage and erection of a contemporary dwelling house (three-storeys over basement).

### **Issues**

5. The main issues arising from this proposal relate to:
  - Land-use
  - Design and Appearance
  - Neighbouring Amenity
  - Quality of Resulting Residential Accommodation

### **Relevant History**

#### **121 Mildmay Road**

6. Formal pre-application enquiry Ref. R100446 submitted in November 2010 for: *New residential dwellings*.
7. There is no other planning history at this site considered relevant to the application.

## **CONSULTATION**

### **Public Consultation**

8. Letters were sent to occupants of adjoining and nearby properties on Mildmay Road and Wolsey Road. The public consultation of the application expired on 26 May 2011. Nine letters of objection were received in relation to the application.
9. The concerns raised are summarised as follows:

10. **Design and Appearance**
  - Development would be contrary to guidelines
  - Unacceptable bulk, scale & massing
  - Proposal would be overdevelopment
  - The development should look identical to the rest of the terrace in terms of materials, style, windows & entranceway
  - The introduction of rendering & oversize aluminium windows is incongruous, jarring & fails to assimilate with surrounding buildings
  - Adverse impact on streetscene
  
11. **Amenity**
  - Loss of light
  - Overlooking
  - Loss of views
  - Provision of inadequate outdoor space
  - Impact on the community & local amenities
  - Layout of proposed residential accommodation would be unacceptable
  - Provision of inadequate bicycle storage space
  
12. **Sustainability**
  - Destruction of wildlife habitat
  
13. **Highways and Transportation**
  - Parking problems
  
14. **Errors in the planning application**
  - The application does not state that a change of use is proposed although the outbuilding buildings were previously in commercial use
  - The applicant refers to the existing structures as being derelict, however, the existing garage has been in continuous use
  - The application refers to the house being split into two flats however, the property has only been occupied by one family for a long period
  - No cross sections were provided
  
15. **Non Planning Issues**
  - Structural concerns
  - The proposed development is concerned with maximising profits
  
16. **Supporting statement**
  - The proposal would further enhance the quality of housing in the Newington Green Area
  
17. **Response from Cllr Kate Groucutt raising concerns regarding**
  - Unacceptable scale in an already very dense area
  - Design not in keeping with the surrounding properties.
  - The development would detract from the character of the area & would impact on the streetscene

18. **Internal Consultees**

19. The Conservation and Design Officer commended the repair and restoration of the existing house at 121 Mildmay Road and states that the principle of the development is acceptable as is the continuation of the terrace. However, the Officer is concerned that that this is a proposed 4-storey building at the end of a three storey terrace. Therefore, floor levels, fenestration and doorway clearly do not align and this result in a very unsatisfactory arrangement. This would be better resolved with a three storey building at the end of terrace or indeed, a different design approach that responds far better to its context.
20. The Officer comments that the Wolsey Road block presents a jarring feature in what is otherwise a harmonious townscape, doing little to complement the existing terrace through the articulation of its elevation or its proposed materials. It is further stated that materials of any building in this location should respond to these characteristic of the area rather than rely on white render across the elevation. This would jar significantly with its surroundings. The appropriate use of materials also applies to the wall fronting Wolsey Road which provides an entrance to the site - brick would be better here, perhaps with some render detail.

## **RELEVANT POLICIES**

### **National Guidance**

21. The following national and regional guidance is considered particularly relevant to this application:

#### **Draft National Planning Policy Framework (2011)**

PPS1 Delivering Sustainable Development  
PPS3 Housing  
PPS5 Planning for the Historic Environment  
PPS9 Biodiversity and Geological Conservation  
PPS10 Planning for Sustainable Waste Management  
PPG13 Transport  
PPS22 Renewable Energy

### **Development Plan**

22. The Development Plan is comprised of the London Plan 2011, the Islington Core Strategy 2011 and the Islington Unitary Development Plan (2002). The following policies of the Development Plan are considered relevant to this application:

#### **London Plan 2011**

23. **London's Places**

Policy 2.2 (London and the wider Metropolitan Area)

24. **London's People**

Policy 3.3 Increasing housing supply  
Policy 3.5 Quality and Design of housing developments  
Policy 3.14 Existing housing

25. **London's Response to Climate Change**  
 Policy 5.3 (Sustainable Design and Construction)  
 Policy 5.11 (Green Roofs and development site environs)
26. **London's Living Places and Spaces**  
 Policy 7.2. (An Inclusive Environment)  
 Policy 7.4 (Local Character)  
 Policy 7.6 (Architecture)  
 Policy 7.8 (Heritage Assets and Archaeology)
27. **Islington Core Strategy (2011)**  
 CS8 (Enhance Islington's Character)  
 CS9 (Protecting & enhancing Islington's built & historic environment)  
 CS10 (Sustainable Design)  
 CS12 (Meeting the Housing Challenge)
28. **Islington Unitary Development Plan (2002)**  
**Environment Policies:**  
 Env8 (Vacant Sites & Buildings)  
**Conservation and Design Policies:**  
 D3 (Site Planning)  
 D4 (Designing in Context)  
 D5 (Townscape)  
 D11 (Alterations and Extensions)  
**Housing Policies:**  
 H3 (New Housing and Changes of Use to Residential)  
 H7 (Standards and Guidelines)  
 H10 (New Development)

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

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

**Islington UDP**

- Urban Design Guide (2006)
- Planning Standard Guide (2002)

<b>London Plan</b>
- Accessible London: Achieving an Inclusive Environment



**EVALUATION**

**Land-use**

30. The proposed land use will be residential and therefore will be consistent with the predominant use in the locality. Letters have been received from neighbouring properties identifying the outbuildings as having been in commercial use. The previous use of the vacant outbuilding cannot be established. The outbuilding has been vacant and derelict for a number of years. Vacant and derelict buildings have a demoralising and downgrading effect on an area. The Council therefore welcomes the principle of bringing back into use vacant sites, as in this instance. Comments have been received from neighbours welcoming the initiative to bring the application site back into use. In judging the acceptability of residential use in this location it is considered that residential use would be appropriate in this predominantly residential area.

### **Design and Appearance**

31. The existing house at no. 121 is in a poor condition and its repair and restoration is welcome. Overall, the principle of the development on this site is considered acceptable, as is the continuation of the terrace. In addition, the form and scale of the development is considered appropriate in this location and generally responds to its surroundings albeit in a contemporary language. A number of concerns remain with regards to the design and materials. These have been addressed with conditions.
32. Subject to conditions the development is considered not to have a detrimental impact on the character and appearance of the surrounding area.

### **Neighbouring Amenity**

33. Due to the orientation of the site the proposed house and extensions are considered not materially affect the daylight and sunlight to nearby properties, minimising disturbance to the occupants of neighbouring and adjoining properties. The development is further considered not to result in significant loss of outlook and increased sense of enclosure to the adjoining and nearby properties. Overall, the proposal is considered to maintain privacy levels with adjoining properties.

### **Quality of Resulting Residential Accommodation**

34. Overall, it is considered that the scale and type of residential accommodation provided is appropriate to the site and the area. It is also considered that the residential accommodation would provide acceptable standard and would meet the standards set out in the Planning Standard Guidelines (2002).
35. However, Apartment 1 would provide 53.15sqm for a two-bed 3 persons dwelling failing to meet the London Plan (2011) Gross Internal Area (GIA) minimum requirement of 61sqm. Apartment 4 provides 41.2sqm for one-bed 2 persons dwelling also failing to the London Plan (2011) GIA minimum requirement is 50sqm. Although these units fail to comply with the London Plan (2011) GIA minimum requirements, this would be by less than 10sqm for each apartment. In addition, the units would comply with the requirements of the Islington Planning Standard Guidelines (2011). On balance it is considered that the resulting residential accommodation of these two units would be of an acceptable standard.
36. The application site is occupied by various extensions and a yard which is not suitable for use as outdoor amenity space. Although, the proposal would not provide significant outdoor amenity space for the residential occupants it would not result in loss of outdoor

residential amenity space or significantly increase the site coverage. It would however provide more useable outdoor amenity space for the future residential occupants.

### **Sustainability**

37. The provision of a brown green roof above the extension to the Wolsey Road frontage is considered to improve the environment quality of the building.
38. The application site is not a designated Site of Importance for Nature Conservation. The development would therefore not result in loss of wildlife habitat in a protected area.

### **Highways and Transportation**

39. Policy CS10 of the Islington Core Strategy 2011 stipulates that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. The proposal complies with this policy. As the new housing development would be car free it is considered that the proposal would not result in increased traffic congestion in the area or parking problems. In addition, provision of cycle storage would encourage the use of sustainable transportation.

### **SUMMARY**

10. The development is considered to be appropriate and in accordance with relevant National and Regional Guidance, UDP policies, Core Strategy and Supplementary Planning Guidance for the reasons noted above. Approval is therefore recommended.
11. It is recommended that planning permission be granted for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

SCHEDULE OF APPLICATION DETAILS	
<b>Application reference</b>	P110716
<b>Proposal</b>	Demolition of non-original extensions and replacement with a two-storey extension; Conversion of main house from 2x two-bed flats to 2x two-bed flats and 1x one-bed flat. Provision of 2x two bed flats fronting Wolsey Road. Demolition of vacant outbuilding and garage and erection of a contemporary dwelling house (three-storeys over basement).
<b>Drawing numbers</b>	Design & Access Statement; MM – 001, 110, 111, 112, 113, 114, 115, 117, 118, 119, 120, 122, 130, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221Rev.A, 222, 223, 230, 231.

<b>Type of application</b>	Full planning permission
<b>Application received</b>	30/03/2011
<b>Application completed</b>	30/03/2011
<b>Name of applicant</b>	Philip Jones
<b>Name of agent</b>	Phil Coffey
<b>Case officer</b>	Sandra Chivero
<b>Area Team</b>	East/West
<b>Heritage information</b>	NA
<b>Ward</b>	Mildmay Ward
<b>PS2 code description</b>	Minor

### 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>Design &amp; Access Statement; MM – 001, 110, 111, 112, 113, 114, 115, 117, 118, 119, 120, 122, 130, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221Rev.A, 222, 223, 230, 231.</p>



	<p>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.</p>
<b>3</b>	<p><b>Removal of Permitted Development Rights</b></p> <p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellinghouse(s) hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme. The removal of Permitted Development rights would ensure compliance with policy D3 of the Islington Unitary Development Plan 2002.</p>
<b>4</b>	<p><b>No permission granted for the white rendered threshold features &amp; the galvanised railings</b></p> <p>CONDITION: Notwithstanding the plans hereby approved no permission is granted for the white rendered threshold feature (as annotated in drawing no. MM-221) and the galvanised railings to the Wolsey Road frontage. Amended plans showing the white rendered threshold feature omitted and railings of a different design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.</p> <p>The elevational treatment and railings shall be carried out in accordance with the amended plans so approved and shall be maintained as such thereafter. The boundary and entrance shall be installed prior to the first use of the site.</p> <p>REASON: To ensure that the appearance of the building is acceptable in accordance with policies: 7.4 (Local Character) and 7.6 (Architecture) of the London Plan 2011; policies D4 and D11 of the Islington Unitary Development Plan 2002 and policies: CS9 A, B and G and CS10 F of the Islington Core Strategy 2011.</p>
<b>5</b>	<p><b>Materials to Match</b></p> <p>CONDITION: Notwithstanding the approved plans hereby approved the facing materials of the development to the Wolsey Road frontage hereby approved shall be in brick and of a colour, texture and bond sympathetic to the adjoining terrace on Wolsey Road and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable in accordance with policies: 7.4 (Local Character) and 7.6 (Architecture) of the London Plan 2011; policies: D4 and D11 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.</p>
<b>6</b>	<p><b>Materials – Further Details Required</b></p> <p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ol style="list-style-type: none"> <li>a) brickwork (including brick panels and mortar courses)</li> <li>b) render (including colour, texture and method of application);</li> </ol>

	<p>c) window treatment (including sections and reveals);  d) roofing materials;  e) balustrading treatment (including sections);  f) railings; and  g) any other materials to be used.</p> <p>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 in accordance with policies: 7.4 (Local Character) and 7.6 (Architecture) of the London Plan 2011; policies: D4 and D11 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.</p>
<b>7</b>	<b>Windows</b>
	<p>CONDITION: Notwithstanding the plans hereby approved all windows and window surrounds to the new block fronting Wolsey Road shall be set within a within a reveal no less that 150mm and shall be maintained as such thereafter.</p> <p>REASON: The provision of sash windows of an appropriate design is essential to the acceptability of the appearance of the building in accordance with policies: 7.4 (Local Character) and 7.6 (Architecture) of the London Plan 2011; policies: D4, D11 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.</p>

**List of Informative:**

<b>1</b>	<b>All new developments are car free</b>
	<b>Informative: IMPORTANT NOTE TO POLICY CHANGE: All new developments are car free in accordance with Policy CS10 of the Islington Core Strategy 2011. This means that no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people.</b>

**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 (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), Government Planning Policy Guidance/Statements and other material considerations.

This decision was made by the Members of the Planning Sub-Committee A on the 18 October 2011.

The proposed development is considered well planned to make the best use of the site and respects the scale, form and character of the surroundings in accordance with policies D4 (Designing in Context) and D5 (Townscape).

It is further considered that the neighbouring properties would not suffer an unreasonable loss of light, outlook, privacy, security or be disturbed in accordance with policies D3 (Site Planning).

Subject to conditions the proposal is considered to further comply with CS8 (Enhance Islington's Character), CS9 (Protecting and Enhancing Islington's Built and Historic Environment), CS10 (Sustainable Design) and CS12 (Meeting the Housing Challenge) of the Core Strategy and policies Env8 (Vacant Sites & Buildings) and D11 (Alterations and Extensions), H3 (New Housing and Changes of Use to Residential), H6 (Garden Land), H7 (Standards and Guidelines) and H10 (New Development) of the Islington Unitary Development Plan (2002); the guidance contained with the Urban Design Guide (2006) and the Planning Standard Guide (2002).