



# ISLINGTON

Planning Service  
Public Protection Division  
Environment and Regeneration  
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<b>PLANNING SUB- COMMITTEE A</b>	<b>AGENDA ITEM NO:</b>	B5
<b>Date:</b>	18 October 2011	

<b>Application number</b>	P111213
<b>Application type</b>	Full Planning Application
<b>Site Address:</b>	23 Gerrard Road, Islington, London, N1 8AY
<b>Proposal</b>	Demolition of existing rear projection and erection of a full width single storey and part two storey extension to rear of property. Together with installation of new windows, stair and railings to front ground floor and basement levels and installation of new exercise pool to the rear garden. Various other minor alterations proposed.

## RECOMMENDATION

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

## **INTRODUCTION**

### **Site**

1. A three-storey over basement mid-terrace building located on the south side of Gerrard Road with residential garden at the rear. Built c.1845 the terrace is Grade II listed and located within the Duncan Terrace/Colebrooke Row Conservation Area.
2. The property is arranged as a single residential dwelling.

### **Surroundings**

3. The predominant character of the area is residential, the property is located on the terrace of Gerrard Road. The rears of this terrace faces onto the rear of similar terraced residential properties fronting onto Noel Road.

### **Proposal (in Detail)**

4. The proposal concerns various alterations and extensions to the Grade II Listed building with the rationale of providing improved residential accommodation. Various internal alterations are proposed to the building, these do not require planning permission but are considered under the listed building consent application.
5. At the rear of the property it is proposed to replace the existing half width extension with a full width extension at garden level and a half width extension at upper ground floor level. It is also proposed to undertake excavation works to lower the level of the existing rear garden. Also proposed within the rear garden is a small pool which is intended for use as an exercise pool.
6. At the front of the property it is proposed to replace the existing casement window within the front lightwell of the property with a sash window of reduced size. Also proposed is the installation of a metal stair within the front lightwell providing access to the lightwell from street level as well as a new external door within the lightwell and alterations to the width of the entrance bridge over the lightwell to the properties front door. It is also proposed to repair existing damaged railings which form the perimeter of the lightwell and install a gate to provide access to the stair.

### **Issues**

7. The main issues arising from this proposal relate to the:
  - The effect of the works on the character and appearance of the conservation area.
  - The effect of the works on the setting of the statutory listed building.
  - The effect of the works on the amenities of neighbouring occupiers.
  - The effect of the works on the standard of residential accommodation provided.

### **Relevant History**

8. P111214 – Listed Building application currently being considered by the local planning authority in conjunction with this application.
9. P032555 – Listed building consent application for the insertion of glass bathroom pod on first floor. Application withdrawn 05/04/04.

10. P020454 – Listed building consent application for the enlargement of rear extension and internal alterations. Application approved on the 31/05/02.
11. P020453 – Full planning application for the enlargement of existing rear extension. Formation of additional porthole window and internal alterations. Application approved on the 18/06/02.
12. 950576 – Listed building consent application for the installation of timber sliding window at rear, second floor level. Application approved 20/07/95.
13. 18 Gerrard Road
14. P111505 – Full planning application for the erection of a full width rear extension at ground floor level and a two storey part width extension at upper ground floor level and associated alterations. Planning permission granted on the 26/08/11
15. P111504 – Listed building consent application for the erection of a full width rear extension at ground floor level and a two storey part width extension at upper ground floor level plus associated works and alterations. Application approved on the 26/08/11.

## **CONSULTATION**

### **Public Consultation**

16. Letters were sent to occupants of 7 adjoining and nearby properties at Gerrard Road and Noel Road on 06/07/11. A site notice and press advert were displayed on 07/07/11. The public consultation of the application therefore expired on 28/07/11, however it is the Council's practice to continue to consider representations made up until the date of a decision.
17. At the time of the writing of this report a total of 1 response had been received from the public with regard to the application. The issues raised can be summarised as follows:
  - Given the current occupation of the property there is no essential need for a second bathroom in the property. If the current owners do wish to install a second bathroom, this could be achieved in a different way without substantially affecting neighbouring properties amenities.
  - The proposed works to the rear of the property are out of keeping with the character of the rear of the buildings in this part of Gerrard/Noel Road.
  - The proposed extension would substantially cut down the amount of light that comes into sitting room of number 22 Gerrard Road.
  - The proposed extension would greatly reduce the amount of direct sunlight to the upper ground floor balcony of number 22 Gerrard Road.
  - The proposed extension would have a negative effect on the amenities of the occupiers of number 22 Gerrard Road by terminating views from the properties upper ground floor balcony.
  - Occupiers of number 22 Gerrard Road would no longer have the benefit of their sitting room merging into the garden, something which was a key feature in deciding to buy the house some 26 years ago.

### **Internal Consultees**

18. Conservation and Design Officer – Recommend that the application be granted approval subject to various conditions to be attached to the Listed building consent. Notes that a large number of heritage benefits result from the scheme. A terrace which was previously proposed at the rear on top of the ground floor extension has been removed from the proposed on the conservation officer's advice.

## **RELEVANT POLICIES**

### **National Guidance**

19. The following national and regional guidance is considered particularly relevant to this application:  
PPS1 Delivering Sustainable Development  
PPS5 Planning and the Historic Environment  
Draft National Planning Policy Framework.

### **Development Plan**

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

#### **The London Plan 2011 - Spatial Development Strategy for Greater London**

##### **3 London's people**

Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments

##### **7 London's living places and spaces**

Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology  
and review for London

#### **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)

**Policy CS10** (Sustainable Design)

**Policy CS11** (Waste)

**Policy CS12** (Meeting the Housing Challenge)

#### **Islington Unitary Development Plan (2002)**

##### **Environment Policies:**

**Env5 & 6** (Protecting Trees)

##### **Housing Policies:**

**H7** (Standards and Guidelines)

**Env17** (Protection of Amenity)

**H10** (New Development)

**Conservation and Design Policies:**

**D3** (Site Planning)

**D4** (Designing in Context)

**D11** (Extensions and Alterations)

**D20** (Land Use)

**D22** (New Development)

**D24** (Materials)

**D28** (Rear Extensions)

**Designations**

21. The site has the following designations under the London Plan 2008 and Islington Unitary Development Plan (2002):

- Duncan Terrace/Colebrooke Row Conservation Area.
- Grade II Listed Building.

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

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

**Islington UDP**

Conservation Area Design Guidelines

Planning Standards Guidelines

Urban Design Guide

**EVALUATION**

**Land-use**

23. The proposal does not present any land use issues. The residential use of the property is long since established and the works do not effect this.

**Conservation and Design**

24. The proposed works that effect the external appearance of the building have been considered for their effect on the character and appearance of the conservation area and the setting of the listed building.

25. The works to the front of the property around the existing lightwell are not considered harmful. The reinstatement of the basement sash window of its original dimensions and type is considered to be a visual and historic enhancement as are the repair to the historic perimeter railings.

26. At the rear of the property it is proposed to replace the existing single storey half width extension with a full width extension at garden level and a half width extension at upper ground floor level. The extension will be of a greater height and depth than that currently found on site. The application has been amended since its original submission, the originally proposed roof terrace has now been removed following officer comment and concern.

27. The replacement of the existing extension with a full-width single storey and part-width two-storey extension is considered acceptable in principle in this location. The extension would project to the building line established by the small addition to be demolished and respect the rhythm of other extensions on the terrace. The extension is of a relatively contemporary appearance featuring a lightweight glazed elevation at garden level interspersed with London stock brick matching that of the existing building. The extension would in purely design and conservation terms be appropriately subordinate to the mass and height of the host building and respect the integrity of the terrace and surrounding townscape.
28. In assessing the extension consideration has been given to the granted planning permission at number 18 Gerrard Road (para 14/15) which granted approval for a similar extension 5 terraced properties to the west of the site building. Also it is noted that a historical permission which has now expired granted a 2 storey rear extension to the site building in 2002.
29. The works to the rear garden have been considered by the conservation officer and are not considered unacceptably harmful to the appearance of the area and the setting of the listed building. The various other minor alterations to the facades of the building are considered to have a positive effect on the appearance of the building.
30. Subject to appropriate conditions, the development would preserve and enhance the appearance and special interest of the listed building and the character and appearance of the conservation area.

### **Neighbouring Amenity**

31. An objection has been received in relation to the effect of the proposed extension on the amenities of the occupiers of the neighbouring property located to the north of the site property number 22 Gerrard Road. The proposed 2 storey extension will adjoin the boundary wall to this property and the occupier has identified that the works will harm their amenities, most notably those enjoyed from the internal sitting/living room at upper ground floor level and the existing external balcony/terrace at the rear of the property accessed from the living room. The extension proposed will provide a 3.7 metre wall across the eastern side boundary of the existing balcony/terrace.
32. It is acknowledged that the proposed extension would alter the existing situation experienced by the occupiers of number 22 Gerrard Road. However in critical evaluation the level of harm is not considered so severe as to warrant refusal of the planning application.
33. In relation to daylight and sunlight the occupier of number 22 Gerrard Road has suggested that there will be a harmful effect on the provision to the upper ground floor living room and the rear balcony. In response to these objections the applicant has undertaken an assessment of the impact of the extension on these areas through an application of the BRE guidelines. It has been demonstrated the effect of the extension on both the balcony or internal living rooms light and sunlight will comply with what is considered acceptable in a London location as set out in the BRE guidelines.
34. In relation to these matters the occupier of number 22 Gerrard Road has identified that the effects on the living room will be worsened by the fact that the street window in the

same room is permanently shuttered for security reasons. While the reasons for shuttering the window are understood it is not considered that this chosen security measure should preclude in itself the development potential of the neighbouring building at the rear.

35. Objections have highlighted the effect on the proposed extension on the views available from the balcony and living room. While the concern is understood, the impact on a view of surrounding terrace building and neighbouring gardens is not a material planning consideration. What is of consideration is if there is an unacceptable impact on outlook or undue sense of enclosure resulting from the proposed works. The works will provide for a 3.7 metres wall along the eastern side of the balcony. The elevation is considered to provide a diminished outlook and an increased sense of enclosure. However given that the area in front of the balcony and on its western boundary will remain unimpeded as a judgement the effect is not considered so harmful as to justify refusal of the application.

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

36. The proposal will provide for an acceptable standard of residential floorspace additional to the existing single dwellinghouse.
37. The objection received highlighted that a second bathroom was neither required given the current occupation of the unit or could be located elsewhere in the property. It is not considered that the authority could defend a position where refusal was granted due to the need or otherwise of a second bathroom. It is also noted that the number of occupants of a single dwellinghouse may vary and significantly increase in the future without planning control.
38. Bathroom extensions in the location proposed are common due to the fact that they can be relatively easily accommodated within compromising the integrity of the original historic fabric of the listed building.

### **Landscaping and Trees**

39. The Councils tree officer has originally raised concerns in relation to the effect of the excavation works associated to the exercise pool on the health of a tree located within the neighbouring garden. The tree officer did note that this tree was of limited visual amenity value and certainly not worth of a preservation order. However it is considered appropriate that a development does not undermine a tree on a neighbouring site.
40. In response to these comments the applicant appointed a tree consultant to conduct an assesment. The report has been completed and the application amended to follows its findings, namely the swimming pool has been relocated within the rear garden to fall outside of the tree's root protection area.

## **SUMMARY AND CONCLUSION**

### **Summary**

41. The proposed works are considered to have a largely positive effect on the heritage asset and the wider conservation area. It is acknowledged that the works, most notably the second storey of the rear extension will have an affect on neighbouring amenities

however this harm is not considered so significant as to warrant refusal of the application.

42. Consideration in this assessment was given to the recent 'Written Ministerial Statement: Planning for Growth 23/03/11'. This identified that the Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. The statement introduces a strong presumption in favour of sustainable development.

### **Conclusion**

43. 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>	P11213
<b>Proposal</b>	Demolition of existing rear projection and erection of a full width single storey and part two storey extension to rear of property. Together with installation of new windows, stair and railings to front ground floor and basement levels and installation of new exercise pool to the rear garden. Various other minor alterations proposed.
<b>Drawing numbers</b>	Location Plan Rev B; Design & Access Statement (Incorporating Heritage Statement) May 2011; SU01; SU02; SU03; SU04; D01 Rev A; D02 Rev A; D03 Rev A; D04 Rev A; D05 Rev A; Email Dated 02/10/11, Timed 11.36 From Mal Fryer to Joe Wilson; Treecare Report dated 02/09/11, Ref SH/QT/0211/251; Letter dated 17/08/11 From Mal Fryer to Joe Wilson, RE Planning & Listed Building Applications P111213 and P111214 : 23 Gerrard Road N1 8AY; SU06; SU07; SU14; SU15; SU16.

<b>Type of application</b>	Full Planning Application
<b>Application received</b>	08 June 2011
<b>Application completed</b>	09 June 2011
<b>Name of applicant</b>	Mr Justin Moffit
<b>Name of agent</b>	Mr Malcolm Fryer, Richard Griffith Architects
<b>Case officer</b>	Joe Wilson
<b>Area Team</b>	North/South
<b>Heritage information</b>	Duncan Terrace/ Colebrooke Row Conservation Area Grade II Listed Building
<b>Library (holding copy of application)</b>	N/A
<b>Ward</b>	St Peter's
<b>PS2 code description</b>	Householders Development
<b>56th day</b>	04 August 2011

### 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>
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  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).
<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>Location Plan Rev B; Design &amp; Access Statement (Incorporating Heritage Statement) May 2011; SU01; SU02; SU03; SU04; D01 Rev A; D02 Rev A; D03 Rev A; D04 Rev A; D05 Rev A; Email Dated 02/10/11, Timed 11.36 From Mal Fryer to Joe Wilson; Treecare Report dated 02/09/11, Ref SH/QT/0211/251; Letter dated 17/08/11 From Mal Fryer to Joe Wilson, RE Planning &amp; Listed Building Applications P111213 and P111214 : 23 Gerrard Road N1 8AY; SU06; SU07; SU14; SU15; SU16.</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>	<b>Flat Roof Not Used As Amenity Space</b>
	<p>CONDITION: The roof of the rear extension to the property shown on plan nos. D01 Rev A and D02 Rev A hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.</p> <p>REASON: To prevent the overlooking and undue disturbance of neighbouring properties including habitable room windows in accordance with policy D3 of the Islington Unitary Development Plan 2002.</p>
<b>4</b>	<b>Tree Works</b>
	<p>Condition: All excavation works within the rear garden hereby approved are to be carried out in accordance with the submitted and approved Treecare Report dated 02/09/11.</p> <p>Reason: To avoid inappropriate excavations and damage to the trees, ensuring that disturbance to the roots of the tree is minimized and to maintain a healthy rooting area to ensure the long term health of the tree and thereby its contribution to the amenity of the locality. To protect the health and stability of trees to be retained on the property neighbouring the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy 3D.15 of the London Plan 2008 and policy Env6 of the Islington Unitary Development Plan 2002.</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 (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 on the 18/10/11.
- In terms of size, scale, design and materials the proposed extension and other external alterations would respect the host building, preserve the

integrity of the listed terrace and the character and appearance of the conservation area in accordance with policies 7.4; 7.6 and 7.8 of the London Plan 2011, policy CS9 of the Core Strategy 2011, policies D4 (Designing in context), D11 (Alterations and extensions), D22 (New development), D24 (Materials) and D28 (Rear extensions) of the Islington Unitary Development Plan 2002 and guidance contained within the Conservation Area Design Guidelines 2002 and Islington Urban Design Guide 2006;

- The extension would not result in a harmful loss of amenity (in terms of daylight, sunlight, loss of privacy or sense of enclosure) to the occupiers of either adjoining building in accordance with policy CS12F of the Islington Core Strategy and policy D3 (Site planning) of the Islington Unitary Development Plan 2002; and
- Subject to appropriate conditions, the internal and external works would be sensitive to the special architectural and historic interest of the listed building and would preserve its significance in accordance with PPS5 (Planning and the Historic Environment).