



ISLINGTON

Planning Service
Public Protection Division
Environment and Regeneration
Department
PO Box 3333
222 Upper Street
London
N1 1YA

PLANNING SUB COMMITTEE A		AGENDA ITEM NO:	B4
Date:	18 October 2011		

Application number	P111214
Application type	Listed Building Consent
Site Address:	23 Gerrard Road, Islington, London, N1 8AY
Proposal	Listed building consent in connection with the 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 internal alterations to the building and other minor external 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 listed building, these include reinstating elements of the historic layouts of rooms, the creation of new openings and the installation of new features.
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 and special interest of the statutory listed building.

Relevant History

8. P111213 –Full planning 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 relevant to the Listed building consent application 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.

Internal Consultees

18. Conservation and Design Officer – Recommend that the application is 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

7 London's living places and spaces

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)

Islington Unitary Development Plan (2002)

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

- Grade II Listed Building.

Conservation Area.

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Islington UDP

Conservation Area Design Guidelines

Urban Design Guide

EVALUATION

Conservation and Design

23. The proposed works have been considered for their effect on the character and appearance of the conservation area and the setting and special interest of the listed building.
24. The listed building officer has considered the various internal alterations proposed to the Listed building. It is considered that these changes will overall not cause undue harm to the historic interest of the heritage asset and in certain cases provide a significant enhancement.
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. Subject to conditions controlling the details of the gate, this and the lightwell stair are considered acceptable.
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 projection 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 consent 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 or special interest 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.

SUMMARY AND CONCLUSION

Summary

31. The proposed works are considered to cumulatively be positive in terms of refurbishing and enhancing the listed building and providing appropriate and sensitive additions and extensions.

Conclusion

32. 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	
Application reference	P111214
Proposal	Listed building consent in connection with the 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 internal alterations to the building and other minor external alterations proposed.
Drawing numbers	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.

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

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	CONDITION: The works hereby permitted shall be begun not later than three years from the date of this consent. 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).
2	Approved Drawings
	<p>CONDITION: The works hereby approved are only those specifically indicated on the drawings referred to above.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the building included in the Statutory List.</p>
3	Windows
	<p>CONDITION : Notwithstanding the approved drawings the replacement window located within the front elevation of the building within the lightwell shall be an 8/8 sash.</p> <p>Any new windows shall accurately replicate the existing original windows in terms of material, profile and detailing. They shall be painted timber, double-hung sash windows with a slim profile and narrow integral (not applied) glazing bars and a putty finish. If the new windows are to be double-glazed the glazing must be 'crown glass' and no greater than 10mm in total thickness.</p> <p>REASON : In order to safeguard the special architectural or historic interest of the heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
4	Replacement Door
	<p>CONDITION : Notwithstanding the approved drawings the new external door to the basement located within the front lightwell shall accurately replicate a late Georgian/early Victorian style door. The lower part shall comprise of one or two timber panels (recessed with appropriate moulding) and the upper part glazed (two, four or six panes).</p> <p>REASON : In order to safeguard the special architectural or historic interest of the heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
5	Floorboards
	<p>CONDITION : All historic floorboards shall be retained in situ. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method that does not require damage to be caused to the historic floorboards.</p> <p>REASON : In order to safeguard the special architectural or historic interest of the heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
6	Railings Gate
	<p>CONDITION : The proposed gate to the railings shall exactly match the historic gate to no.27 Gerrard Road. Such works shall be carried out to the satisfaction of the local planning authority.</p> <p>REASON : In order to safeguard the special architectural or historic interest of the heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
7	Finishes and Works
	<p>CONDITION : All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise</p>

	<p>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 heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
8	<p>Brickwork and Pointing.</p> <p>CONDITION : All new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing. The pointing shall be carried out using a lime mortar with a ratio of 1:2:9 (cement:lime:sand) and shall be flush/slightly recessed. Such works shall be carried out to the satisfaction of the local planning authority.</p> <p>REASON : In order to safeguard the special architectural or historic interest of the heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
9	<p>RW and Soil Pipes</p> <p>CONDITION : All new external rainwater goods and soil pipes shall be of cast iron, painted black.</p> <p>REASON : In order to safeguard the special architectural or historic interest of the heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
10	<p>No new ductwork than approved.</p> <p>CONDITION : No new plumbing, pipes, soilstacks, flues, vents or ductwork 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 heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</p>
11	<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 heritage asset in accordance with PPS5 and policy CS9 of the Islington Core Strategy 2011</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.
- The proposed works would respect and retain the special interest of the host listed 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;
- 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).