



ISLINGTON

Planning Service
Public Protection Division
Environment and Regeneration
Department
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London
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PLANNING SUB-COMMITTEE A	AGENDA ITEM NO:	B3
Date: 18/10/2011	NON-EXEMPT	

Application number	P111455
Application type	Full Planning Application
Site Address:	11-12, Great Sutton Street, Islington, London, EC1V 0BX
Proposal	Application to extend the time limit for the implementation of planning permission ref. P080779 (dated 15/09/08) for the 'erection of a part one storey, part two storey addition to roof of existing building containing 3 no new residential units. Refurbishment of Great Sutton Street elevation and communal stairwell'.

RECOMMENDATION

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

INTRODUCTION

Site

1. The existing building comprises four storeys of Class B1 office accommodation located on the southern side of Great Sutton Street between the junctions with Berry Street and Goswell Road. The building is not listed; however the site is located within the Hat and Feathers Conservation Area. The site is bound by mixed use office and residential buildings on all sides.

Proposal

2. The proposal is unchanged from that approved previously. The application seeks to extend the existing planning permission, which is for the erection of a part one storey, part two storey addition to roof of existing building containing 3 no new residential units. Refurbishment of Great Sutton Street elevation and communal stairwell.

Issues

3. The main issues requiring assessment are:
 - Any material changes in planning policy;
 - Any material changes in circumstance;
 - The acceptability of extending the planning permission.

Relevant History

4. October 2010: Changes to legislation introduced. These allow for an extension to the time limits for implementing planning permissions. This is part of measures which the government has introduced to add greater flexibility to the planning process, which are described in the guidance issued by the government in November 2009. This guidance forms the basis of this assessment.
5. 15/09/2008: Planning permission granted (ref. P080779) for erection of part one storey, part two storey addition to roof of existing building containing 3 no new residential units. Refurbishment of Great Sutton Street elevation and communal stairwell.

CONSULTATION

6. Letters were sent to 60 occupiers of all properties adjoining and opposite the application site on Great Sutton Street and to properties at the side and rear on Berry Street and Clerkenwell Road on 29/07/2011. Site notice and press advert displayed on 04/08/2011. The public consultation of the application expired on 25/08/2011; however it is the Council's practice to continue to consider representations made up until the date of a decision.
7. 11 written objections have been received and the issues raised are summarised as follows:
 - Loss of light;
 - Overlooking and impact on privacy;
 - Light pollution;
 - Harm to the character and appearance of the conservation area;
 - No precedent for proposed scale;

- Impact of construction on health;
- Loss of value to adjoining properties;
- Construction nuisance;
- Question benefit of development other than to maximise profit.

RELEVANT POLICIES

National Guidance

8. The following national and regional guidance is considered particularly relevant to this application:
 PPS1 Delivering Sustainable Development
 PPS3 Housing
 PPS5 Planning for the Historic Environment
9. The draft National Planning Policy Framework was published for consultation on 25 July 2011. The consultation ends on 17 October 2011. The document is capable of being a material consideration, although limited weight is attached to it given the early stage of consultation.

Development Plan

10. The Development Plan is comprised of the London Plan 2011, the Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the London Plan, Islington Unitary Development Plan and Core Strategy are considered relevant to this application.
11. **The London Plan 2011 - Spatial Development Strategy for Greater London**
- 3.3 Increasing housing supply
 - 3.5 Quality and design of housing developments
 - 3.8 Housing choice
 - 7.4 Local character
 - 7.6 Architecture
 - 7.8 Heritage assets and archaeology
11. **Islington Core Strategy 2011**
- CS7 (Bunhill and Clerkenwell)
 CS9 (Protecting and enhancing Islington's built and historic environment)
 CS10 (Sustainable design)
 CS12 (Meeting the housing challenge)
12. **Islington Unitary Development Plan 2002**

Environment Policies:

Env12 Community safety
 Env17 Protecting amenity
 Env37 Waste and recycling

Conservation and Design Policies:

D3 Site Planning

Implementation Policies:

Imp6 Efficient Use
 Imp14 Central London
 Imp15 Clerkenwell/Smithfield

Clerkenwell/Smithfield Special Policy Area

D4 Designing in context
D11 Alterations and extensions
D22 New development
D24 Materials
D25 Roof extensions

CS2 Residential use
CS5 New development
CS6 Roof extensions
CS7 Building scale
CS10 Materials

Housing Policies:

H3 New housing
H7 Standards and guidelines
H10 New development

Designations

13. The site has the following designations under the Islington Unitary Development Plan (2002):
- Alexandra Palace view consult area
 - Clerkenwell Archaeological Priority Area
 - Central London Area Special Policy
 - Area of Special Character
 - Central Activities Zone
 - Hat and Feathers Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Islington UDP

- Accessible housing in Islington
- Conservation Area Design Guidelines
- Planning Standards Guidelines
- Urban Design Guide

Other Relevant Guidance:

15. The following is relevant:
- Greater flexibility for planning permissions: Guidance (November 2009)

EVALUATION

Acceptability of extending the planning permission

16. The full title of this procedure is '*An extension of time for the implementation of a planning permission by grant of a new permission for the development authorised by the original permission*'.
17. The intention of the procedure is to make it easier to keep planning permissions alive during the current economic downturn, so that they can be implemented when economic conditions improve. This would remove the need for developers to begin again the planning process from the very start after their original planning permission had expired. The proposal is required to be for the same development as that for which planning permission was granted previously, which this proposal is. Such an application can only be made prior to the original application expiring. This application was submitted on

05/07/2011. The original application expired on 15/09/2011. The document *Greater Flexibility for Planning Permissions* (paragraph 11) advises that where this situation arises the application can be determined even though that permission for which the extension of time is sought has expired.

18. If granted, the result would be a new planning permission with a new time limit attached. A new set of conditions would also have to be imposed. The starting point for this is the conditions that were imposed on the original planning permission, although there is the flexibility to alter them to reflect changes to policy circumstances, or where conditions imposed previously are no longer deemed necessary.

19. The government advice on how to determine applications to extend the time limit for implementation states that:

'In current circumstances, LPAs should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in an application for extension will by definition have been judged to be acceptable in principle at an earlier date. While these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, LPAs should, in making their decisions, focus their attention on development plan policies and other material considerations (including national policies on matters such as climate change) which may have changed significantly since the original grant of permission.' (Paragraph 23).

20. Therefore, the way to assess such a proposal is to ask whether anything has changed since planning permission was granted previously, and if this impacts on the acceptability of the proposal now. If policies have not changed, or if they have changed but not in a way that would suggest that the development would now be considered unacceptable, then the extension to time should be granted. Since the original planning permission was granted on 15/09/2008 there have been changes to planning policy. At the national level a number of Planning Policy Statements (PPS) have been issued, or are in draft form. Of these the recently published PPS5 is relevant. This supersedes PPG15 dealing with the historic environment. The objectives of the document include delivering sustainable development and conserving heritage assets in an appropriate manner in accordance with their significance. It is not considered that this document suggests a different approach to determining an application such as this. The site's designation as being within a conservation area has not changed since 2008 and so the same design principles would still apply.

21. At the regional level the London Plan (Consolidated with Alterations Since 2004) has been superseded by the London Plan 2011. It is by definition strategic to the whole of London so less concerned by the specifics of a smaller proposal such as this. There is not considered to be a conflict between the majority of policies relevant to housing and to design and heritage (specifically policies 3.5 and 3.8, 7.4, 7.6 and 7.8) and these proposals; however it is acknowledged that two of the three proposed units would not comply with the minimum recommended internal space standards in policy 3.3. Two of the proposed units would have a gross internal area of 38.5sqm and the third would have 53sqm where the minimum recommended standard for a one-bedroom unit is 50sqm. It is noted that these standards did not form part of the former London Plan and the Council acknowledges the importance of treating the application of space standards flexibly. The residential units were considered to provide an appropriate standard of accommodation in 2008. It is considered that the resulting rooms, although small, would

be of functional shapes and on the basis of the Government's guidance to take a *positive and constructive approach* to these applications the proposals are on balance considered to be acceptable in this regard.

22. At the local level, the Core Strategy was adopted in February 2011 and a number of policies within the Islington UDP expired. By removing policy, rather than adding or amending it, it is considered less likely that this could render a previously acceptable proposal unacceptable. Of those policies referred to in the report for the original planning permission only policies Env1, Env32, H14 and D1 have now expired and it is not considered that this impacts on the acceptability of the proposal.
23. The Core Strategy is now a material consideration. The overall objectives of the Core Strategy insofar as it seeks to maintain and enhance the historic environment (policy CS9), to promote sustainable development (policy CS10) and to provide high quality homes (policy CS12) are considered to be broadly consistent with this proposal. The new residential units would all be dual aspect and the development would incorporate a green roof. Policy CS10 requires a condition regarding water use and a car-free informative to be added.
24. On this basis there have been no changes to policy at national, regional or local level and no material considerations that were not known in September 2008 which would suggest that a change of approach is now required. There are also no planning applications that have either been determined or are under assessment for any development in the vicinity of the subject site on Great Sutton Street, Clerkenwell Road or Berry Street that would in any way result in a change in the circumstances of the site from those that existed at the time of the previous approval of planning permission.
25. The specific assessment of the proposal was undertaken in connection with the original planning permission (P080779). The report for this is appended to this report, and it is considered that this remains valid. Many of the objections made to this application, including relating to the impact of the development on neighbouring residential amenity and impact on the character and appearance of the conservation area were made previously, and they were addressed by the previous case officer in the report appended to this one. The conclusions to the previous daylight and sunlight report remains valid; planning policies on neighbouring amenity have not changed since 2008 and the development remains acceptable in this regard. Other objections relating to impact of construction works on health, loss of value to adjoining properties, and developer profit are not material planning considerations and cannot be considered in the assessment of planning applications. Objections relating to nuisance from construction works are subject to control under separate legislation.

Conditions and time limit

26. The conditions imposed previously should be the starting point for determining the conditions on this application. It was necessary to review them and make sure they meet current requirements. It is suggested that the substance of them remain the same, but with policies referred to in the reasons as this is now a requirement. In addition, condition 2 has been re-written to reflect one of the other measures designed to increase flexibility in the planning process. It is also recommended that a prescriptive condition regarding water efficiency and an informative relating to car-free development be added.

27. The applicant has not requested a longer or shorter consent period than the standard three years and so given the overall acceptability of the scheme it is considered that three years is appropriate.

SUMMARY AND CONCLUSION

Summary

28. There have been no significant changes in policy or circumstances that would justify refusal of this planning permission.

Conclusion

29. 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	P111455
Proposal	Replacement of extant planning permission ref. P080779 (dated 15/09/08) for the erection of a part one storey, part two storey addition to roof of existing building containing 3 no new residential units. Refurbishment of Great Sutton Street elevation and communal stairwell.
Drawing numbers	Design Statement (dated 02.04.2008), Access Statement (dated 02.04.2008, revised 10.07.2008), 0330.B3.G10.P00/A; G20.P00/A; G20.P01/A; G20.P02/A; G20.P03/A; G20.P04/A; G20.E01/A; G20.E02/A; G20.S01/A; G20.S02/A; G20.S04/A; 0330.B5.G20.E01/A, G20.P00/C; G20.P01/C; G20.P02/C; G20.P03/C; G20.P04/D; G20.P05/D; G20.P06/B; G20.S01/C; G20.S02/B; G20.S04/C; G20.E02/B, GR99/CAD/01; 02, Daylight and Sunlight Report (by GVA Schatunowski Brooks, dated 01 August 2008), Overview Fire Safety Strategy (ref. MT10219R – Issue No. 01, dated 09 April 2008).

Type of application	Full Planning Application
Application received	05/07/2011
Application completed	06/07/2011
Name of applicant	St. George's Securities
Name of agent	NA
Case officer	Matthew Durling
Area Team	South
Heritage information	Hat and Feathers Conservation Area
Library (holding copy of application)	NA
Ward	Bunhill
PS2 code description	Other
91st day	31/08/2011

RECOMMENDATION A

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

List of Conditions:

1	<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>

2	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design Statement (dated 02.04.2008), Access Statement (dated 02.04.2008, revised 10.07.2008), 0330.B3.G10.P00/A; G20.P00/A; G20.P01/A; G20.P02/A; G20.P03/A; G20.P04/A; G20.E01/A; G20.E02/A; G20.S01/A; G20.S02/A; G20.S04/A; 0330.B5.G20.E01/A, G20.P00/C; G20.P01/C; G20.P02/C; G20.P03/C; G20.P04/D; G20.P05/D; G20.P06/B; G20.S01/C; G20.S02/B; G20.S04/C; G20.E02/B, GR99/CAD/01; 02, Daylight and Sunlight Report (by GVA Schatunowski Brooks, dated 01 August 2008), Overview Fire Safety Strategy (ref. MT10219R – Issue No. 01, dated 09 April 2008).</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>
3	<p>CONDITION: The hereby approved green roof shall:</p> <ul style="list-style-type: none"> a) be biodiversity based with an extensive green roof substrate base (depth of 80-150mm); b) be laid out in accordance with drawing 0330.B5.G20.P06/B hereby approved; and d) planted/seeded with a mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage). <p>The green roof shall be installed strictly in accordance with the above and maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy CS10 of the Core Strategy 2011 and policy Env24 of the Islington Unitary Development Plan 2002.</p>
4	<p>CONDITION: Details of the roof light windows and doors of Flat 2 to include opaque glazing, or acceptable alternative, to the kitchen roof light windows and living room door shall be submitted to the Local Planning Authority for approval in writing prior to works on this part of the development commencing. The works shall be undertaken in accordance with the approved details and maintained as such permanently thereafter.</p> <p>REASON: To avoid overlooking of the neighbouring properties in accordance with policy D3 (Site planning) of the Islington Unitary Development Plan 2002.</p>
5	<p>CONDITION: The development shall be designed to achieve a water efficiency target of 95 litres/person/day or less and no change there from shall take place without the prior written consent of the Local Planning Authority.</p>

REASON: In the interest of securing sustainable development in accordance with policy CS10 of the Core Strategy 2011.

List of Informatives:

1	INFORMATIVE: 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.
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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 18 October 2011;
- Although the original application (P080779) has now expired the guidance in the document *Greater Flexibility for Planning Permissions (November 2009)* indicates that the application can be determined. The issue is one of consistency of policy interpretation and whether there have been any changes in policy since September 2008 which would lead to a different conclusion to the granting of planning permission for planning application ref. P080779;
- In terms of land use the proposal remains in accordance with PLANNING POLICY relating to development in the CAZ, specifically policies 3.3, 3.5 and 3.8 of the London Plan 2008 and policies CS7 and CS12 of the Core Strategy 2011;
- The proposed roof extension is considered to be appropriate in terms of size and scale. All alterations would preserve the appearance of surrounding buildings and the character and appearance of the Hat and Feathers Conservation Area in accordance with policy CS9 of the Core Strategy 2011 and policies D4, D11, D22, D24 and D25 of the Islington Unitary Development Plan (2002);
- The proposed roof extension has been set back from the boundaries with surrounding buildings and designed in such a way that it would not have a harmful impact on the amenities, including light received by neighbours. The proposal remains as it was in 2008 and there are no new sensitive receptors that were not present then. Subject to appropriate conditions requiring relevant windows to be obscure glazed and to prohibit the use of the main roof as an amenity space there would be no overlooking or loss of privacy to adjoining occupiers that would justify refusal of planning permission in accordance with policies D3 and Env17 of the Islington Unitary Development Plan (2002);
- In terms of the quality of accommodation, there have been changes to policy since September 2008. The proposals do in part conflict with policy 3.3 of the London Plan (2011), in that two of the three residential units fall below the

minimum recommended space standards despite being found to accord with policy in 2008. Notwithstanding this the proposals are on balance considered to be acceptable in this regard;

- Subject to appropriate conditions regarding the provision of a green roof and water efficiency the proposed development would be in accordance with policy CS10 of the Core Strategy 2011 and policy Env24 of the Islington Unitary Development Plan 2002.
- There are no other known reasons why planning permission should not be granted.

APPENDIX 2 – COMMITTEE REPORT, REF. P080779

1. **Proposal**

Construction of a part one storey, part two storey addition to roof of existing building containing 3 new residential units. (3x 1 bed). Refurbishment of Great Sutton Street elevation and communal stairwell and insertion of a lift. The extension includes a green roof and solar panels.

2. **Issues**

The main issues arising from this proposal relate to the:

- Land Use
- Design and Impacts on the Conservation Area
- Quality of Resulting Residential Accommodation
- Accessibility
- Safety and Security

3. **Site and Surroundings**

The site is located on the south eastern end of Great Sutton Street. The building is a commercial (office) building, 4 storeys in height. The site has a courtyard space to its rear, which is adjoined by mixed use buildings of office and residential uses.

4. **Consultation**

Letters were sent to occupants of adjoining and nearby properties on Great Sutton Street, Clerkenwell Road and Berry Street on 9 May 2008. A site notice and press advert were displayed on 15 May 2008. The public consultation of the application therefore expired on 5 June 2008.

5. Eight (8) resident responses have been received with regard to the application. The issues raised are summarised as follows:

- Loss of afternoon light and privacy (flat 3 5-6 great Sutton st (The roof terraces);
- sunlight/daylight at 13-14 Great Sutton Street;
- building work disturbance, scaffolding and impacts on security;
- Noise from additional occupants;

6. The Crime Prevention Design Advisor has been involved in meetings between the applicant and the Council Officers and has agreed the security measures within this scheme, including security doors, CCTV entrance phones, glazed walls between the office floors and the stairwell core.

7. The Access Officer has been involved in amendments to the scheme to agree appropriate flat layouts, lift provision and ramp to design out internal steps and ensure an acceptable and improved standard of access throughout the building, including improved access throughout the office building.

RELEVANT POLICIES

8. **National and Regional Guidance** The following national and regional guidance is considered particularly relevant to this application:

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG15	Planning and the Historic Environment

London Plan Spatial Development Strategy for Greater London

- 3A.2 Borough housing targets
- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 4A.1 Tackling climate change
- 4A.3 Sustainable design and construction
- 4A.11 Living Roofs and Walls
- 4B.1 Design principles for a compact city
- 4B.2 Promoting world-class architecture and design
- 4B.5 Creating an inclusive environment
- 4B.8 Respect local context and communities

Secured By Design

British Research Establishment (BRE) Guidelines: 'Site Layout Planning for Daylight and Sunlight'

9. **Islington Unitary Development Plan (2002)** The following policies of the Islington Unitary Development Plan (2002) are considered relevant to this application:

Environment Policies: Strategic Policy 4 – to encourage sustainable forms of development which respect and enhance the environment, with easy access to buildings and to promote environmentally acceptable forms of energy and encourage energy conservation:

- Env1 & 2 New Developments
- Env12 Community Safety
- Env17 Protecting Amenity
- Env32 Energy
- Env37 Waste and Recycling

Housing Policies: Strategic Policies 2 and 5 – to increase the number of dwellings in Islington to meet local and strategic needs by providing housing that provides appropriate and acceptable accommodation in a good environment:

- H3 New Housing and Changes of Use to Residential
- H7 Standards and Guidelines
- H10 New Development
- H14 Dwelling Mix, Dwelling Need and Affordable Housing

Conservation and Design Policies: Strategic Policy 13 – to ensure that all new developments are well designed, respect their context and improve the appearance of the borough while preserving and enhancing areas of special architectural or historic interest:

- D1 Overall Design
- D3 Site Planning
- D4 Designing in Context
- D11 Alterations and Extensions
- D14 Strategic Views
- D22 New Development
- D24 Materials
- D25 Roof Extensions

Implementation Policies: Strategic Policy 14 – to secure the efficient and sustainable use of land and buildings in the borough, with encouragement being given to mixed-uses:

Imp6	Efficient Use
Imp14	Central London
Imp15	Clerkenwell/Smithfield

Clerkenwell/Smithfield Special Policy Area Policies: Strategic Policies 15 and 17 – to operate special policies for those parts of the Clerkenwell / Smithfield area which are within the Clerkenwell Green, Charterhouse Square and Hat and Feathers conservation areas, in order to preserve or enhance the special character and appearance of the area:

CS2	Residential Use
CS5	New Development
CS6	Roof Extensions
CS7	Building Scale
CS10	Materials

10. **UDP Designations** The site has the following designations under the Islington Unitary Development Plan (2002):
- SV3B Alexandra Palace view consult area
 - APA1: Clerkenwell
 - CLA: Central London Area Special policy
 - ASC: Area of Special Character
 - The Hat and Feathers Conservation Area
11. **Supplementary Planning Guidance (SPG)** The following SPG's were also considered relevant:
- Conservation Area design Guidelines (2002)
 - Islington Urban Design Guide (2006)
 - Planning Standards Guidelines (2002)

EVALUATION

12. **Land-use** The proposal includes the provision of three new residential units within a two storey extension to the roof of this building. The scheme does not result in the loss of any business floor space and therefore accords with policy E4 (Business Use). The retained office floor area is 434sqm (77%) and the proposed residential is 128sqm (23%). This is consistent with policy CS2 (Residential Use) of the UDP (2002) which requires residential to represent no more than 60% of the floor area of a building. The mix is appropriate for the Central London, Clerkenwell area, consistent with UDP (2002) policies and would enhance the character of the Hat and Feathers Conservation Area.
13. **Conservation and Design** The proposal includes a two storey extension to the roof of the building fronting Great Sutton Street and a single storey (with pitched roof) to the rear of the roofspace.
14. The two storey roof extension would align in terms of height and projection towards the rear, with the property at 13-14 Great Sutton Street. A similar height roof extension is also located at 5-8 Great Sutton Street. Therefore the overall height and bulk is consistent with the height of buildings in the immediate vicinity.

15. The design of the two storey extension has been set back 1.3m from the front wall of the building on Great Sutton Street. The extension would have a glazed screen to the street elevation, which has been designed to provide for heat retention and act as an aid to natural ventilation. A 300mm gap would then separate this glazed screen from the main building envelope wall of the extension.
16. The design and choice of materials including the glazing panel are considered to be high quality and sensitive to the appearance of the building. The scheme would not be highly visible within the streetscene due to its set back and would not cause harm to the character or appearance of the Hat and Feathers Conservation Area. It is not considered that samples of materials are necessary for approval given the details on the plans.
17. The proposed single storey extension to the rear of the building has been designed with a 45° pitch roof to address sunlight and daylight receipt to adjoining properties. The roof style would not be visible from any public vantage point within the Conservation Area and although visible from private views is located within a rear courtyard of varying styles of development and roof extensions. The design would not harm the appearance of the existing building, nor would it be harmful to the character or appearance of the Hat and Feathers Conservation Area.
18. **Neighbouring Amenity** Objections have been received from occupants of adjacent residential units at 13-14 Great Sutton Street, surrounding residential units at 5-8 Great Sutton Street and 2 Berry Street. The objections are relating to loss of sunlight and daylight and loss of privacy.
19. A Daylight and Sunlight Report was prepared by GVA Schatunowski Brooks dated 1 August 2008. This report comes to the conclusion that the development is compliant with the sunlight components of the BRE guidelines. The Vertical Skylight component, will result in a greater than 20% difference between the existing and resulting levels of skylight for the level 3 windows at 13-14 Great Sutton Street. This is contrary to the BRE Guidelines. However these residential units are served by windows to the south and west as well as the facing east windows, the rooms would receive adequate sunlight and daylight particularly given the central London, 'urban' location of the site. 9-10 Great Sutton Street remains in commercial use and therefore the development would not harm amenity. The BRE Guidelines are based on a single window serving each room.
20. The roof lights within the single storey pitched roof extension, due to the angle of the roof slope, would result in an unacceptable level of overlooking. The windows at 8-9 Great Sutton Street serve an office space and the windows at 13-14 Great Sutton Street are unusually angled and partly obscured ensuring that mutual overlooking would not be possible. The scheme therefore is consistent with policy D3 (Site Planning) of the UDP (2002).
21. The objection from 2 Berry Street is considered unjustified on loss of privacy and loss of light given that it is approximately 30m from the application site on the opposite side of Berry Street and would not be directly impacted by the proposals.
22. **Quality of Resulting Residential Accommodation** The proposed three units all meet the minimum floor area requirements and room sizes. The units each have two aspects with appropriate levels of windows and ventilation to each room within the units. The

sloping roof height of the rear unit would meet the minimum requirement taking into consideration the 1.5m head height requirements.

23. Each of the three new units would provide for a small outdoor terrace space and given the central London location and as the units are single bedroom, the units are considered to provide an appropriate standard of residential accommodation would result in accordance with policies H3 (New Housing and Changes of Use to Residential), H7 (Standards and Guidelines) and H10 (New Development) of the UDP (2002) and the Planning Standards Guidelines (2002).
24. **Safety and Security** The proposed development includes a shared commercial and residential access core. Although this is normally resisted, the scheme has been negotiated to provide a high quality security system, acceptable to the Crime Prevention Officer, including security doors, the introduction of a glass panel to the internal wall facing onto the stairwell core at the third floor level office space and a CCTV entrance phone. These measures were considered to collectively address the safety and security implications of the shared core and are supported by the Crime Prevention Design Advisor. The agreed systems and measures are clearly indicated on the application drawings and it is not considered necessary to further condition them.
25. **Accessibility** The scheme incorporates a lift and access into the building and within the proposed residential units meet lifetime homes standards. The proposal also improves accessibility within the existing commercial (office) areas. The scheme is considered to meet the Council's accessibility objectives including the London Plan (2008) policy 4B.5 (Creating an inclusive environment).
26. **Sustainability** The scheme includes refurbishment to the existing building, introduction of a glazed screen to the north facing (Great Sutton Street) extension to create a tempered zone of air to reduce heat loss, sound transfer and aid natural ventilation. The two storey extension would incorporate a green roof and 4 solar thermal vacuum tube panels (water heating). The extensions are to be highly insulated and incorporate a green roof to the two storey extension. These measures are considered to be excellent measures to secure the objectives of sustainable development in accordance with policy Env2 (New Developments) of the UDP (2002) and London Plan (2008) policies 4A.1 (Tackling climate change), 4A.3 (Sustainable design and construction) and 4A.11 (Living Roofs and Walls).
27. **Summary** The proposed extensions would retain the existing commercial floorspace and improve access by installing a lift. The proposed three residential units provide an acceptable standard of residential amenity for future occupiers and the extensions would not unacceptably impact the amenity of adjoining residential properties. The design would be sympathetic to the appearance of the existing building and would not harm the character or appearance of the conservation area.
28. **Conclusion** The development is considered to be appropriate and in accordance with relevant National and Regional Guidance, UDP policies and Supplementary Planning Guidance for the reasons noted above. Approval is recommended subject to conditions.