



ISLINGTON

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
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London
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PLANNING SUB- COMMITTEE		AGENDA ITEM NO:	B3
Date:	24 th April 2012	NON-EXEMPT	

Application number	P111978
Application type	Listed Building Consent
Site Address:	59 Britton Street Islington London EC1M 5UU
Proposal	Demolish the existing detached studio building at the rear of No 59 Britton Street and erect a five storey single family dwelling on a smaller footprint.

RECOMMENDATION

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

INTRODUCTION

Site

1. The site comprises a backland area situated on the eastern / rear section of 59 Britton Street. The main property at 59 Britton Street is a four storey (plus lower ground floor/basement) mid terraced Grade II listed building which is currently used as a single family dwelling house. The back land site previously contained a single storey studio building, however now work is under way for the implementation of planning permission P08204.

Surroundings

2. The site is enclosed by 4-5 storey buildings. To the north of the site adjoins an office block and to the south a development comprising B1 offices, a live-work unit at ground first and second floors and a one bedroom maisonette over the third and fourth floors. The site abuts an alleyway leading to St John's Path at the rear with a five storey building (plus basement) comprising B1 offices on the two lower floors and residential apartments on the upper floors located just beyond this, (directly facing the site). The width of the alleyway is approximately 2m.
3. It is situated within the Clerkenwell Green Conservation Area and in an archaeological priority area.

Proposal (in Detail)

4. Demolish the existing detached studio building at the rear of No. 59 Britton Street and erect a five storey single family dwelling on a smaller footprint.
5. This application follows planning approvals P081933 and P082041 which allowed for the demolition of the existing rear office building and the excavation and erection of a 4 storey building at the rear of 59 Britton Street to create offices at lower ground floor and two flats on the upper floors. This implementation of this permission has started, as the rear office building has already been demolished.
6. The main differences between this application and the previous planning permission are:-
 - a) The removal of the office use on ground and basement level.
 - b) The removal of one residential unit, the creation of a drawing room at the third floor mezzanine level.
 - c) Stepping back the front elevation in order to improve the lighting condition to Knights Court.
 - d) To raise the building by approx 650mm to allow the insertion of a MVHR unit to ensure the building is thermally efficient and has less electrical input and to provide a mezzanine level. The proposal therefore is now part 5 and part 6 storey as opposed to the previously approved 5 storey plus roof terrace however the overall height increase is 650mm.
 - e) The line of the rear elevation has been stepped back to improve the light condition to 58 and 60 – 61 Britton Street.
 - f) Infill of roof terrace to provide third floor mezzanine drawing room. (Measures 2m deep and 4.7m wide).

- g) Brown roof proposed on top of drawing room at third floor.
- h) Infill of lightwell.
- i) With the exception of the brown roof and concrete flooring, all materials are the same as that approved under P081933 and P081941.
- j) Parallel full planning application submitted under reference P112977

Issues

7. The main issues arising from this proposal relate to the:
- Impact on the setting of the listed building

Relevant History

8. **March 2012** Planning Permission and Listed Building Consent applications submitted (reference P120517 and P120516) for a two storey extension to the rear of 59 Britton Street with roof garden connected to the listed building with a glazed enclosure. These applications have recently been registered and a decision should be made within 6 weeks time.
9. **February 2012** Certificate of Lawfulness Application reference (P120261) to establish that the operations carried out at 59 Britton Street are a material start of works and therefore represent the implementation of the extant planning permission reference P081933 AND P082041 dated 29/4/2008. A decision is due by 27th April 2012.
10. **April 2009** Planning Permission, Conservation Area Consent and Listed Building Consent (reference P081933, P081934 and P082041) granted for the demolition of the office building and excavation and erection of a 4 storey building at the rear of 59 Britton Street to create offices at lower ground floor and two flats on the upper floors (see appendix for previous report)
11. **April 2007** Planning permission(reference P070538) refused for the demolition of office/studio building at rear of the site, with primary access dated 20/4/2007 due to impact on neighbouring residential amenity/ poor access / insufficient details on impact on archaeological issues.

CONSULTATION

Public Consultation

12. Letters were sent to occupants of 27 adjoining and nearby properties at St John's Place, Britton Street. Dated 26th September 2011. A site notice and press advert were displayed on 6th October 2011. The public consultation of the application therefore expired on 27th October 2011; however it is the Council's practice to continue to consider representations made up until the date of a decision.
13. At the time of the writing of this report a total of 5 responses had been received from the public with regard to the application. The issues raised can be summarised as follows:
- No right of way (not a planning matter)
 - Construction noise and nuisance (Not a planning matter)
 - Loss of privacy
 - Loss of natural light / right to light

- Loss of business use

External Consultees

14. English Heritage: Allow Islington conservation officers to determine application in accordance with national and local policy guidance.

Internal Consultees

15. **Conservation Officer:** The revised design is incredibly innovative and in having overcome 'right to light' issues it has improved on the earlier scheme. The substitution of materials such as timber cladding for polished concrete is also an improvement.
16. The garden has increased in size reducing the impact on the setting of the listed building. There is no impact on the conservation area as there are no public views of the site within the area. Although there is a slight increase in height the upper floors are now set back to the front and rear and the overall volume has decreased thus reducing the impact of the building on neighbouring buildings.

RELEVANT POLICIES

National Guidance

17. The following national and regional guidance is considered particularly relevant to this application:
National Planning Policy Framework

Development Plan

18. 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 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Islington Core Strategy 2011

Spatial Strategy

Policy CS7 (Bunhill and Clerkenwell)

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)
- D5** (Townscape)
- D8** (Boundary Walls, Paving and Street Furniture)
- D20** (Land Use)
- D22** (New Development)
- D24** (Materials)

Designations

19. The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan (2002):
- Clerkenwell Green Conservation Area
 - Grade II Listed Building
 - CS Buildings and Structures to be retained
 - LV4 Local view from Archway Road
 - LV5 Local view from Archway Bridge
 - LV6 Local view from Amwell Street
 - SV1B Kenwood view consultation area
 - SV3B Alexandra Palace view consult area
 - APA1 Clerkenwell
 - CLA: Central London Special Policy
 - ASC Area of special character
 - Within 200m of RS1 Crossrail 1
 - Within 200 metres of RS1 Crossrail 1
 - Within 200m of RS5 Thameslink 2000
 - Central Activities Zone (CAZ)

Supplementary Planning Guidance (SPG) / Document (SPD)

20. No SPG's and/or SPD's are relevant

EVALUATION

Background Information

21. The original applications P081933 and P082041 were recommended for approval at the South Area Planning Sub. Committee on 22nd April 2009 and subsequently granted.
22. Work has now begun to implement this permission and therefore the assessment of the proposal must take into consideration what has already been approved and whether this proposal would be more harmful or an improvement on what has already been approved.

Impact on Listed Building

23. The overall bulk, scale and position of the previous approved extant application is established. The proposal, like the approved scheme, is set back from the listed building. The Conservation Officer finds the revised proposal to have a positive impact on the setting of the Grade II listed terrace and has improved on the earlier scheme. The substitution of materials such as timber cladding for polished concrete is also considered to be an improvement.
24. The garden has increased in size reducing the impact on the setting of the listed building. There is no impact on the wider conservation area as there are no public views of the site within the area. Although there is a slight increase in height the upper floors are now set back to the front and rear and the overall volume has decreased thus reducing the impact of the building on neighbouring buildings. Generally the scheme only proposes minor amendments in terms of the external design and is fully supported by the Conservation Officer.
25. The loss of the B1 use at basement and lower ground level and the removal of one flat in order to use the whole building as a single family residential unit is considered acceptable in listed building terms as the use is compatible with the mix of uses in close proximity including the main listed and residential building at 59 Britton Street.
26. The proposal is therefore considered to be an overall improvement to the existing approval. The Conservation Officer considers the scheme to be an exemplar example of good architecture and would not have a detrimental impact on the setting of neighbouring heritage assets as the lightweight /transparent design minimises its impact. The proposal is therefore considered to also preserve the character and appearance of the Clerkenwell Green Conservation Area.

SUMMARY AND CONCLUSION

Summary

27. The proposal has a high quality design which will preserve the special significance of the Grade II listed building and the character and appearance of the Clerkenwell Green Conservation Area in compliance with the National Planning Policy Framework. Approval subject to condition is therefore recommended.

Conclusion

28. 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	P111978
Proposal	Demolish the existing detached studio building at the rear of No 59 Britton Street and erect a five storey single family dwelling on a smaller footprint.
Drawing numbers	Design and Access Statement dated September 2008, Design and Access Statement dated 17th August 2011, Heritage Statement 22 nd September 2011, Planning Statement 17th August 2011, Archaeological Watching Brief Report by Wessex Archaeology dated October 2011 06.87 GA3.001, 06.87 GA3.002, 06.87 GA3.003, 06.87 GA3.000, 06.87 GA3.200a, 06.87 GA3.201a, 06.87 GA3.203a, 06.87 GA3.204, 06.87 GA3.205, 06.87 GA3.206, 06.87 GA3.207, 06.87 GA3.207b, 06.87 GA3.208, 06.87 GA3.211, 06.87 GA3.212, 06.87 GA3.116.

Type of application	Listed Building Consent
Application received	18 th August 2011
Application completed	18 th August 2011
Name of applicant	Agathe Jacquillat
Name of agent	James Engel
Case officer	Sukhvinder Dhadwar
Area Team	North/South
Heritage information	Clerkenwell Green Conservation Area Grade II Listed.
Library (holding copy of application)	N/a
Ward	Clerkenwell ward
PS2 code description	Other Developments
91st day	Change of Use

RECOMMENDATION A

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 (Islington Core Strategy, February 2011, Islington Unitary Development Plan 2002, London Plan 2011) and Government's National Planning Policy Framework and other material considerations.

- This decision was made by the Members of the Planning Sub-Committee A on the 24th April 2012.

- A similar structure has already been approved under planning permission P081933. The proposal would have positive impact on the setting of the Grade II listed terrace

and is an improvement on the previously approved scheme under reference P081933. The changes include the garden increasing in size and reducing the impact on the setting of the listed building. There will only be limited impact on the Clerkenwell Green Conservation Area as there are no public views of the site within the area. Although there is a slight increase in height of the upper floors (630mm) there is now a set back to the front and rear of the proposed building in comparison to the previously approved scheme and the overall volume has decreased thus reducing the impact of the building on neighbouring buildings. The proposal is therefore considered to preserve the special significance of the Grade II listed building and the character and appearance of the Clerkenwell Green Conservation Area. It is therefore considered to comply with the requirements of the National Planning Policy Framework, The Islington Core Strategy, The Islington Unitary Development Plan and the Clerkenwell Green Conservation Area Guidelines.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	<p>CONDITION: The works hereby permitted shall be begun not later than three years from the date of this consent.</p> <p>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).</p>
2	Structural engineer's report
	<p>CONDITION: A structural engineer's report and method statement with regard to the proposed excavation and creation of a new basement and any additional structural support or underpinning will have to be submitted to the Local Authority and approved in writing prior to commencement of any excavation works. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>The details submitted to the Local Planning Authority on 30th August 2010 pursuant to condition 1 of planning permission reference P082041 (P082041 C1) and approved by the Local Planning Authority on 10th November 2010 are deemed to form the approved details for the purposes of this condition.</p> <p>Reason: To protect the special interest of the Grade II Listed Building and to comply with the requirements of the National Planning Policy Framework.</p>
3	Archaeology
	<p>CONDITION: No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.</p> <p>The details submitted to the Local Planning Authority on registration dated 30th</p>

	<p>August 2010 pursuant to condition number 2 of planning permission reference P082041 (P082041 C2) and approved by the Local Planning Authority on 10th November 2010 are deemed to form the approved details for the purposes of this condition.</p> <p>REASON: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidance and the requirements of PPS 5.</p>
4	Pipework
	<p>CONDITION: No plumbing or pipe work other than that which may be depicted on deposited plans hereby approved shall be affixed to any elevation of the building.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the building included in the Statutory List and to comply with PPS 5.</p>
5	Protection of listed building
	<p>CONDITION: Before any work is undertaken in pursuance of this consent to demolish any part of the building, such steps shall be taken and such works shall be carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the building included in the Statutory List and to comply with the requirements of the National Planning Policy Framework</p>