



ISLINGTON

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

PLANNING SUB- COMMITTEE		AGENDA ITEM NO:	B2
Date:	24 April 2012	NON-EXEMPT	

Application number	P111977
Application type	Full Planning Application
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 back land 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, P081934 and P081941.

Parallel listed building application under reference P111978 also submitted.

Issues

7. The main issues arising from this proposal relate to the:
- Land Use
 - Quality of the Resulting Accommodation
 - Impact on Neighbouring Amenity.
 - Conservation, Design and Listed Buildings
 - Archeology.

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
 - Construction noise and nuisance
 - Loss of privacy
 - Loss of natural light / right to light
 - Loss of business use

External Consultees

14. English Heritage: No objection, and are content for Islington conservation officers to determine application in accordance with national and local policy guidance.

Internal Consultees

15. **Conservation Officer:** Support the revised design as it 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

17. **National and Regional Guidance** The following national and regional guidance is considered particularly relevant to this application:
National Planning Policy Framework
18. **Development Plan** 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:
19. **The London Plan 2011 - Spatial Development Strategy for Greater London**

2 London's places

- Policy 2.10 Central Activities Zone – strategic priorities
- Policy 2.11 Central Activities Zone – strategic functions
- Policy 2.12 Central Activities Zone – predominantly local activities

7 London's living places and spaces

- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

3 London's people

- Policy 3.3 Increasing housing supply
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's

play and informal recreation facilities

4 London's economy

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.3 Mixed use development and offices

Islington Core Strategy 2011

Policy CS13 (Employment Spaces)

Spatial Strategy

Policy CS7 (Bunhill and Clerkenwell)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

Policy CS10 (Sustainable Design)

Policy CS12 (Meeting the Housing Challenge)

Islington Unitary Development Plan (2002)

Env 17 (Protection of Amenity)

Env37 (Waste and Recycling)

Economic Regeneration Policies:

E1 & 2 (Business Development)

E3 (Mixed Use in Business Schemes)

E4 (Loss of a Business Use)

E13 (Protection of Premises for Small Firms and Opportunities for Business Start-Ups)

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)

D43 (Archaeological Heritage)

D44 (Important Archaeological Remains)

D45 (Archaeological Assessment and Evaluation)

D46 (Preservation in-situ of Archaeological Remains)

Housing Policies:

H3 (New Housing and Changes of Use to Residential)

H7 (Standards and Guidelines)

H10 (New Development)

Implementation Policies:

Imp5 (Mixed Use)

Imp6 (Efficient Use)

Imp14 (Central London)

Imp15 (Clerkenwell/Smithfield)

Clerkenwell/Smithfield Special

Policy Area Policies:

CS1 (Business Use)

CS2 (Residential Use)

CS5 (New Development)

CS7 (Building Scale)

CS10 (Materials)

D47 (Archaeological excavation and Recording)

UDP Designations The site has the following designations under the 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) The following SPG's and/or SPD's are relevant:

Islington UDP

- Accessible Housing in Islington
- Conservation Area Design Guidelines
- Inclusive Landscape Design
- Planning Standards Guidelines
- Urban Design Guide

EVALUATION

Background Information

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

Land use

3. The principal of a building and residential use has been established by the previous approvals under P081933 and P082041. There is an issue that this proposal is for one less unit than that approved under the previous application; this would therefore be contrary to policy Imp 6 which requires that development should only be approved where it makes the most efficient use of land. However given that the proposal site is

completely enclosed and overlooked by residential and commercial uses. (See section on 'Quality of Resulting Residential Accommodation'). It would be more prudent to reduce the intensity of the land use in this location in order to minimise the impact on neighbouring amenity and on the future occupiers of any development on this site.

4. The previous original structure on the site contained 78 sqm of B1 office space and the approved scheme under P081933, P081934 and P082041 provided 99.3 sqm of B1 studio space at ground and basement level. However as the previous approval has not been constructed, the best case scenario would be to look to protect the original 78 sqm. It is arguable that the previous submission justified the loss of this space. Nevertheless this proposal will result in a net loss of B1 floor space. However this loss is on balance considered acceptable as the proposed building is on a back land site which does not have a street presence. The office would also only be accessible by foot and therefore would provide poor servicing for any future occupiers; the accommodation would also provide poor levels of natural light due to its basement level position and the internal height being only 2.2m high. (The standard is 3.1m high) It is therefore considered that a range of B1 uses could not operate from this building. It is for this reason that the loss of this B1 space would not be contrary to policy E4 of the UDP and is supported by policy 2.12 of the London Plan 2011.

Archaeology

5. The site is situated within an archaeological priority area. A detailed archaeological desk based assessment was submitted with the previous application that suggested overall that a high level of recorded archaeology is represented within the application site. The assessment concludes that there may be a moderate to high potential for the survival of archaeological deposits and therefore the previous condition is carried through to this application requiring detailed proposals in the form of an archaeological project design in accordance with the appropriate English Heritage Guidelines and with policy D45 of the Islington Unitary Development Plan 2002. Two conditions have been discharged in relation to the previous application, the details of which are considered acceptable to carry forward into this application.

Conservation, Design and listed buildings

6. 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.
7. 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.

8. 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.
9. 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.

Neighbouring Amenity

10. The previous approved scheme does increase the sense of enclosure for occupants of rooms on the rear elevations of neighbouring properties which arguably contravenes Planning Standards Guidelines SPG. However this issue was considered at the previous committee meeting for the approval under P082041 where the original committee report listed and referred to all the council's relevant policies and guidance and the proposed building. However at that time the proposal was not considered to sufficiently harm neighbouring amenity to warrant a refusal. Furthermore the subsequently adopted London Plan and Islington Core Strategy are not considered to include policies which change the policy context for the consideration of the impact on neighbouring amenity. Despite concerns about the impact on neighbours the principal of the development can only be reassessed in light of the fall back position of the previous approval which has been implemented, only the amendments can be taken into consideration. These amendments represent an overall improvement to what has been approved and therefore are considered acceptable.
11. The proposed changes make no significant difference to the sense of enclosure experienced by the neighbouring residential properties therefore refusal on these grounds could not be justified.
12. The scheme has been reduced to one unit therefore this reduction in density arguably means the loss of privacy has also been reduced in comparison to the previously approved scheme, given that it would be inhabited by one family rather than two. Furthermore due to the enclosed nature of the site it is considered that further details should be provided in relation to the screening of the second and third floor amenity areas to ensure overlooking is kept to a minimum.
13. The step back from the front elevation facing Knights Court has been increased by 1.1m at second floor level and 2.2m at the third floor after rights of light negotiations by the applicant with the neighbours. As part of the previous approved application under reference P082041 a Sunlight Penetration and Shading study was submitted which was based upon a physical accurate Global illumination system based on real world lighting. The calculations for sun lighting are based on Sun Paths and Global Position. (Please see appendix for committee report detailing this further). The study found that the proposed new building would have minimum impact on daylight and sunlight levels received to surrounding residential properties. The previous proposal was therefore considered to comply with the requirements of the BRE guidelines within this dense urban setting. The partial increase in height will not materially alter the impact of light to

neighbouring properties to justify refusal of this scheme. In fact due to the line of the rear elevation marginally being stepped back by approximately 40mm from 59 Britton Street.

14. The brown roof will over time improve visual amenity for occupants of windows at third floor level and above which face this feature. .
15. The revised scheme is considered to create an overall improvement to neighbouring residential amenity.
16. Right of way and rights to light issues are civil matters outside the powers of planning law.
17. Structural issues and nuisance as a result of construction would be matters dealt with by Environmental Health and Building Control legislation. The likely noise/nuisance arising from construction is not considered to be so harmful as to warrant refusal or necessitate a specific condition.

Quality of accommodation

18. Whilst policy Imp 6 requires that development make the most efficient use of the site, due to the constraints of the site this may not be the most desirable option here.
19. The single family dwelling house has a layout which exceeds the Islington Planning Standards SPG and a size which exceeds the minimum London Plan requirements for a three bed roomed house.
20. The loss of the light well will still provide acceptable levels of light to habitable rooms of the proposed dwelling. There is sufficient storage space for refuse/ recycling and bicycles. The lower ground floor provides alone provides 27.8 sqm of garden space which is shared by the occupants of the listed building at 59 Britton Street and with the addition of a third floor roof terrace and second floor terrace it is considered that amenity space will be well provided by this development.

Accessible Housing

21. The proposal shows lower ground level entrance steps to lift access this conflicts with the Accessible Housing SPD. However a condition could be imposed requiring further details.
22. No significant changes from the previously approved scheme (see appendix). The proposal is largely compliant with the Flexible housing standards 2010 apart from internal stepped entrance into hall at lower ground level. However this is insufficient on it's own to justify refusal. A condition is suggested to requiring further details to show a level access.

Sustainability

23. This scheme now also includes a brown roof which would contribute to increasing biodiversity in this area. The previous scheme boasted a number of green features including a ground source heat pump, high insulation and green walling. However after this decision the Core Strategy (policy CS10) and London Plan were formally adopted, these documents now also require confirmation that the new dwelling complies with

BREEAM code 4 Sustainable Home Standards. It is therefore recommended that two conditions be imposed requiring confirmation that the development will meet this code and that the green wall will work effectively.

SUMMARY AND CONCLUSION

Summary

24. Whilst the proposal does raise concerns in relation to the impact on neighbouring properties, the size of the one unit proposed, and to a lesser degree the loss of B1, determination must take into consideration the previous extant approval where the principal of a four storey building has already been deemed as acceptable. What can only be considered are the elements which have been amended. These amendments still result in building which has a high standard of design which will preserve the special significance of the Grade II listed building and surrounding Clerkenwell Green Conservation Area. The loss of the B1 unit is on balance considered acceptable due to the poor standard of accommodation that it would provide, the lack of a street frontage and it's unsuitability for the full range of activities which fall with in the B1 use class.
25. Although in isolation the scheme may be deemed to be unacceptable when comparing it to the fall back position, there is an overall improvement to neighbouring amenity as compared to the previously approved scheme in that Knight's Court shall receive a greater level of light, the windows further apart and the reduction of the number of units will reduce the intensity of the use and as a consequence it's impact on neighbouring properties. The proposal is therefore considered to be an improvement to the previously approved scheme under reference P082041 and as such is recommended for approval.

Conclusion

26. 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	P111977
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 17th August 2011, Planning Statement 17th August 2011, Archaeological Watching Brief Report by Wessex Archaeology dated 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	Full Application
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	Minor Development
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.

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- The loss of the B1 use is in this instance considered acceptable due to the site poor prominence on the street scene, poor servicing and poor access

and poor standard of amenity for occupiers of the basement B1 use and therefore the site is on balance a refusal on the grounds of the loss of this use could not be justified in accordance with the 4.2 London Plan 2011, CS 7, CS13 of the Islington Core Strategy and E4 of Islington's Unitary Development Plan.

- 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, 7.6 London Plan 2011, CS 9 of the Islington Core Strategy, D3, D4, D5, D20, D22, and D24, The Islington Unitary Development Plan and the Clerkenwell Green Conservation Area Guidelines.
- The alteration to access to daylight and sunlight of adjoining properties is considered an improvement to the existing extant permission under planning reference P081933 and P082041. The development is in accordance with policy: 3.5 of the London Plan 2011 and policies: Env17 and D3 of the Islington Unitary Development Plan 2002 which seek to ensure that new developments do not have an unacceptable impact on existing/future residential amenity.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	<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	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and Access Statement dated September 2008, Design and Access</p>

	<p>Statement dated 17th August 2011, Heritage Statement 17th August 2011, Planning Statement 17th August 2011, Archaeological Watching Brief Report by Wessex Archaeology dated 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.</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	Noise insulation (residential) (EN34)
	<p>CONDITION: A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:1999):</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB Laeq and 45 dB Lmax(fast) Living Rooms (07.00-23.00 hrs) 30 dB Laeq, Kitchens, Bathrooms, WC compartments and utility rooms (07.00-23.00 hrs) 45 dB Laeq</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details sp approved, shall be implemented prior to the first occupation of the development hereby 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>REASON: In the interest of securing an appropriate internal environment in accordance with policies D3 (Site Planning); Env 17 (Protecting Amenity) and H3 (Housing) of the Islington UDP 2002 and Policy 3.5 of the London Plan 2011.</p>
4	Materials
	<p>CONDITION: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ol style="list-style-type: none"> a) sample of york stone b) sample of Curtain walling system and drawings at a scale of 1:20; d) sample of roofing materials and drawings at a scale of 1:20; e) balustrading treatment (including sections); f) brown roof and g) any other materials to be used. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with NATIONAL PLANNING POLICY FRAMEWORK 5 policies 7.6 and 7.8 of the London Plan 2011, policies: D4, D11, D24 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington</p>

	Core Strategy 2011
5	No permitted development rights
	<p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 no alterations or extensions to the original dwelling house hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions in view of the limited space available for such alterations and the impact such extensions may have on residential amenity and the overall design entity of the scheme itself and in relation to the surrounding area.</p>
6	Screening
	<p>CONDITION: Notwithstanding the approved drawings, details of the visual screen(s) separating the roof terraces of the proposed new dwelling shown on plan nos. 06.87 GA3.204 and 06.87 GA3.205 hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.</p> <p>The screens shall be installed prior to the first occupation of the development hereby approved and the development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To prevent undue overlooking (oblique, backwards or otherwise) of neighbouring habitable room windows and also to ensure that the resulting visual screen is acceptable in terms of its appearance in accordance with policies: 7.4 of the London Plan 2011 and policies: H3, H7, D3 and D4 of the Islington Unitary Development Plan 2002.</p>
7	Brown Roof
	<p>CONDITION: The biodiversity (green/brown) roof(s) shall be:</p> <ol style="list-style-type: none"> biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with plan 06.87 GA3.206 hereby approved; and planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). <p>The biodiversity (green/brown) 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>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 7.19; 5.3; 5.9 and 5.11 of the London Plan 2011, policy Env24 of the Islington Unitary Development Plan 2002 and policies CS7, CS10E and G and CS15F and G of the Islington Core Strategy 2011.</p>
8	Code 4 Sustainable Homes
	<p>CONDITION: The development shall achieve a BREEAM New Construction rating (2011) of no less than 'Excellent' and Code of Sustainable Homes rating of no less</p>

	<p>than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development in accordance with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan 2011 and policy CS10B of the Islington Core Strategy 2011.</p>
9	<p>Revised details of level access at ground floor level</p> <p>CONDITION: Notwithstanding the plans hereby approved, no permission is given for the internal steps to the lower ground floor hall area as shown in plan numbers 06.87GA3.201a and 06.87GA3.116. The residential unit shall instead be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards. Amended plans / details confirming that these standards have been met shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include:</p> <ul style="list-style-type: none"> a) Plans and sections to scale 1:50; and b) A schedule of how Islington's standards for flexible homes criteria and lifetime homes standards have been met. <p>The development shall be constructed strictly in accordance with the details so approved.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs, in accordance with policy 7.2 of the London Plan 2011, policies: H3; H7 and H10 of the Islington Unitary Development Plan 2002, policy CS12H of the Islington Core Strategy 2011 and the Accessible Housing in Islington Supplementary Planning Document 2009.</p>

Informatives:

Appendix 2: Evaluation section from previous committee report P082041

12. **Land-use** The Council's policies for the Clerkenwell /Smithfield Special Policy seek to retain and encourage activities falling within the B1 Use Class. The proposal includes the demolition of the existing office building and erection of replacement building incorporating a design studio at lower ground floor level. The scheme proposes an increase in the provision of B1 office floor space, which is consistent with Policy CS1 of the UDP.
13. **Rear Elevation** It is proposed to demolish the existing detached studio building at the rear of No. 59 Britton Street and erect a four storey building on a smaller footprint, from basement floor level incorporating a studio and two apartments at upper floor levels. The new building and main building at No. 59 are separated by a garden area.
14. It should be noted that the previously refused application incorporated a much larger free-standing, six-storey building. This application is considered to have addressed the previous concerns by reducing the footprint of the new structure and reducing the overall height of the replacement building. Effort has been made to reduce the visual impact of the excavation and the replacement building incorporates the use of glazing and planting. Planting is to be encouraged to grow up the façade like a green wall.
15. A condition is to be attached to the listed building application requiring detailed structural engineers report/drawings to demonstrate stability of boundary walls, main house during the period of excavation to ensure that no harm is caused to the main building and surrounding properties.
16. **Archaeology** It is noted that the site is situated within an archaeological priority area and one of the previous reasons for refusal related to the lack of information submitted to assess the full impact of the development on any potential remains of archaeological significance to be undertaken. A detailed archaeological desk based assessment has been submitted with the application that suggests overall that a high level of recorded archaeology is represented within the application site. The assessment concludes that there may be a moderate to high potential for the survival of archaeological deposits and as such a condition is to be attached requiring detailed proposals in the form of an archaeological project design in accordance with the appropriate English Heritage Guidelines and with policy D45 of the Islington Unitary Development Plan 2002.
17. **Conservation and Design** The existing early nineteenth century Listed Building, of domestic scale and character is integral as part of a terrace of similar properties that are the majority listed as Grade II. The character of the immediate area consists of four to six storey properties ranging from 16m to 20m above ground floor level surrounding an enclosed courtyard to the rear.
18. The previous scheme submitted to the Council generated significant concern in terms of size and scale of the replacement new build with particular regard to amenity concerns. The revised scheme has been reduced in height to four-storey's (from basement level). The size and form is considered to comply with the advice set within the Conservation Area Design Guidelines and no objections have been raised.
19. In considering the context of the rear elevation, the reduction in the scale and massing of the proposal would ensure that the replacement building is maintained as a

subordinate feature to the original dwellings within the rear elevation amongst this particular terrace along Britton Street.

20. The scheme comprises a modern design at the rear elevation where effort has been made to minimise the visual impact of the scheme from adjacent properties with direct views of the new structure. The site is fairly constricted and is surrounded by taller buildings and as such attention has been given to ensure that the new building receives as much light as possible through design. The intended modern design proposes utilising materials such as laminated printed glass, timber and curtain walling.
21. While the design and materials are not traditional, the use of modern materials and contemporary design is considered to complement the existing historic architectural detailing of the Grade II Listed Building and integrates well between old and new elements. The new building would not be visible from surrounding streets and, as such, would not be directly harmful to the character and appearance of the conservation area.
22. At garden level the replacement structure has been set back to the edges of existing buildings to ensure an unobstructed view under the new building from the existing kitchen of 59 Britton Street to minimise any sense of increase in enclosure. In terms of design the two apartments have been separated visually at lower floor levels to appear as 'floating', which will be heightened with the use of lighting at lower ground floor level. This combined with the use of soft planting throughout the façade is considered to help soften the constricted environment and would create a vertical garden space for No. 59 whilst maintaining a screen for privacy and complies with the Council's aims of achieving a greener environment.
23. Care has been taken to ensure that the design and appearance complements the varying character and appearance of the rear elevation of properties surrounding the application site and wider context within the Clerkenwell Green Conservation Area whilst defining the replacement building as a separate entity from the existing row of terraced properties. The proposal is considered to have achieved this successfully and demonstrates consistency with Council Policy and the CADG.
24. **Neighbouring Amenity** The previous application was considered to create an unacceptable impact on the amenities of surrounding residential properties. In particular, the originally proposed height of six storeys was considered to result in the loss of daylight and sunlight to habitable windows of the existing residential apartments located on the far eastern side of St Johns Path (Knights Court) and to the balcony of the existing live work unit at no. 58 Britton Street.
25. This application has been reduced by a further two storeys in height to minimise any impact on residential amenity of surrounding properties. The applicant has carried out a Sunlight Penetration and Shading study, which is based upon a physical accurate Global illumination system based on real world lighting. The calculations for sun lighting are based on Sun Paths and Global Position. It should be noted that the study submitted is based upon survey elevations and the Sun Position for London at the given times of the year. This study shows how the proposed new building would have minimum impact on daylight and sunlight levels received to surrounding residential properties and demonstrates that the new building is positioned within the shadow of surrounding buildings at certain times of the year, which are 21 March 09, 21 June 09, 21 September 09, 21 December 09.

26. The study indicates that the resulting images clearly illustrate that the direct sunlight penetration to the neighbouring buildings has only minor interruption in small patches. This is both in time and space within the year cycle.
27. A further consideration is that all images created assume clear skies. As this is only the case for no greater than 30% of the year, on average in London, the impact of the scheme is therefore further reduced.
28. The revised scheme is considered to address the previous amenity issues and is consistent with the advice set out under Policy D3 of the Islington UDP 2002.
29. The scheme also allows for roof terraces at third floor level, which incorporates balustrade to address any overlooking issues.
30. Curtain walling will be used to wrap around the new apartments, which is used to encourage natural light and ventilation within the apartments. Printed glass is proposed to protect privacy of prospective occupants and existing residents within surrounding properties.
31. The revised scheme is considered to have addressed previous concerns raised and is compliant with the advice set out under Policy D3 of the Islington UDP 2002.
32. **Quality of Resulting Residential Accommodation** The new two units are considered to provide a high quality living environment and are within the Council's requirements for Minimum Net Floor Area for a two bedroom maisonette including sufficient general storage. The scheme provides adequate refuse storage, cycle storage and an external amenity area at the front and rear elevation. The reduction of the intended lightwell would still allow for sufficient daylight and ventilation for the proposed bedrooms that would normally be expected for a constricted site in inner London. The scheme is considered to be consistent with Council Policy for the provision of new housing and the advice set out within the Planning Standards Guidelines.
33. **Access** Access to the proposed building would be from the rear of the site via the existing alleyway off St John's Path (pedestrian access only). It is understood that this alleyway is currently utilised as a fire escape for buildings backing on to this access way and as a means of access to no. 1 St John's Path. While the proposal would increase pedestrian traffic to the alleyway, it is not considered that this would have a significant adverse effect on the amenity of neighbouring properties. The Crime Prevention Officer raises no objection to the use of St Johns Path and stated that the use of the path would increase natural surveillance.
34. **Highways and Transportation** The proposed scheme does not raise any Highways and Transportation concerns. The scheme allows for the provision of 16 bicycles spaces for the development and surrounding offices.
35. **Sustainability** The scheme proposes a ground source heat pump which shall be installed to heat the development. This natural source of heat and energy will greatly reduce energy consumption within the development. High levels of insulation in the proposal will also ensure the development is energy efficient. Best practice procedures are intended to be adopted to ameliorate the impacts of the development on the environment both during construction and after completion. Further details can be found

in the Design and Access Statement. A green type of wall is proposed up the façade of the new proposal to create a vertical type garden for 59 Britton Street.

36. **Accessibility** Access to the ground and basement part of the proposed office space is via a circular platform lift. There is a WC at ground floor level fully accessible for wheelchair users.
37. **Summary** In light of the above, it is considered that the proposed development is well designed in the context of the locality and will not create any significant impacts on the amenity of the neighboring and nearby buildings. Although the concerns raised were noted in determining this application, it is considered that the proposal was consistent with Policies Env 1, Env 2, D1, D3, D4, D11, D22, D24, H3, H7, H10, E1 and CS1 of the Islington UDP 2002. It is therefore recommended for approval subject to conditions.