



UPDATE: Report Back to Committee

PLANNING SUB A COMMITTEE
Date: **10 September 2012**

AGENDA ITEM NO: **B5**

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| Application number | P120800 |
| Application type | Full Planning Application – Council's own |
| Ward | |
| Listed building | Unlisted |
| Conservation area | No |
| Development Plan Context | None |
| Licensing Implications | None |
| Site Address: | Holly Park Estate, London N4 4BD |
| Proposal | Installation of external solid wall insulation with brick effect render (Option 1) or plain render with brick slip detailing (Option 2) to external elevations of all buildings (amended description). |

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| Case Officer | Ben Dixon |
| Applicant | Islington Borough Council – Sustainable Energy Team |
| Agent | None |

Reason for Lateness:

The re-consultation period for the amended scheme had not finished by the time the report was due to be completed.

The addendum report covers the following:

1. APPLICATION DEFERRED

- 1.1 The current application reference P12800 was previously considered by the Planning Sub-A committee meeting held on the 31 July 2012. The application was deferred by Members for the following reasons:
- 1.2 The application was deferred in order to allow further consideration of the scheme, specifically with respect to exploring a second option for the treatment of the elevations involving the application of plain (rather than brick effect) render solution.

2. OPTION 1 - 'BRICK EFFECT' RENDER (ORIGINAL PROPOSAL)

- 2.1 Option 1 relates to the original proposal for the application of a 'brick effect' render to all elevations of all buildings across the estate. Option 1 is discussed at length in the original committee report which was present to the Planning Sub - Committee at the meeting on 31-July -2012. The recommendation with regards to Option 1 remains as set out in the original committee report.

3. RECOMMENDATION - OPTION 1

- 3.1 An either/or decision is recommended based on the weight that the Committee decides should be given to the energy efficiency and design /visual amenity issues of the proposal.

Recommendation to GRANT planning permission:

If the Sub-Committee decides that the energy efficiency benefits of the scheme outweigh the harm to the character and appearance of the buildings, estate and surrounding area generally, then the Sub-Committee are requested to GRANT for the reason set out in Appendix 1 of the original report.

OR

Recommendation to REFUSE planning permission:

However, if the Sub-Committee concludes that the harm caused to the visual amenity of the buildings, the estate and the surrounding area generally is not outweighed by the energy efficiency benefits then the Sub-Committee is requested to REFUSE the application for the reasons set out in Appendix 1 of the original report.

4. OPTION 2 - PLAIN RENDER WITH BRICK SLIP DETAILING

- 4.1 The applicant has submitted the following additional drawings and additional information: 298.(2).3255-02, 298.(2).3255-03, 298.(2).3255-04, 298.(2).3255-05, 298.(2).3255-06, 298.(2).3255-07, 298.(2).3255-08, 298.(2).3255-09, 298.(2).3255-10, Design and Access Statement (amended).
- 4.2 Option 2, proposing the application of plain render with brick slip detailing to the elevation of the buildings, as an alternative to Option 1, has now been added to the proposal.
- 4.3 Residents and neighbours of the estate have been re-consulted with respect to the amended proposal. The public re-consultation process for the amended scheme ended on 03 September 2012. At the time of writing this report no further comments had been received from the public with regard to the proposed development.
- 4.4 The applicant has also undertaken further informal consultation with residents and the Tenants and Residents Association. This included displays and material samples for the two proposed options which were available for viewing at the estate.
- 4.5 The Council's Design and Conservation Team are satisfied that Option 2 has addressed the concerns that were raised with respect to Option 1 and therefore, raise no objection to Option 2.
- 4.6 Option 2 would result in the application of a standard plain render rather than 'brick effect' render as proposed under Option 1. It is considered that Option 2 has several clear advantages over Option 1.
- 4.7 The standard plain render is a tried and tested material which has been much utilised on buildings across the borough, as opposed to the brick effect render, which has not been used in the borough before. It is considered that the plain render has more integrity as a facing material than the brick effect render, as it is not attempting to masquerade as something which it is not. While the plain render is still considered to be a less desirable facing material in comparison to the original facing brickwork, it is considered to provide a better quality finish than the brick-effect render.
- 4.8 Furthermore, architects have now been employed to sensitively re-engineer the façade design, introducing brick-slips to detail and break up the massing of the plain rendered elevations. It is considered that this approach would deliver a much more visually attractive and robust finish, which, although moving away from the original appearance of the buildings on the estate, would much more successfully preserve and enhance the overall quality of the character and appearance of the buildings and the estate as a whole.
- 4.9 In summary, it is considered that Option 2 (plain render with brick slip detailing), would successfully preserve and enhance the character and appearance of the buildings and the estate as a whole. Therefore, taking into consideration the significant benefits in terms of thermal performance and subsequent savings on heating bills that have been identified in the 'Sustainability / Energy Efficiency' section of the original report, the recommendation with respect to Option 2 is in favour of approval, subject to conditions.

- 4.10 The conditions set out in the original report requiring further details with respect to fine details of the design including the junction of the insulation with the ground are still considered to be required with respect to the amended proposal.
- 4.11 If the committee is minded to approve Option 2 (plain render with brick slip detailing), then the applicant has agreed to withdraw the drawings relating to Option 1 ('brick effect' render).

5. RECOMMENDATION - OPTION 2

- 5.1 Officers are **recommending the GRANT of planning permission** for the second (plain render with brick slip detailing) option subject to the conditions set out in Appendix 1 of the original report.
- 5.2 With two alternative design options now proposed, if members decide to GRANT planning permission then it should be agreed if both design options are acceptable or if only one design option is acceptable. The agreed resolution will be clarified by way of the final approved drawing numbers, and if necessary a further condition, appearing on the final decision notice.