



ISLINGTON

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

PLANNING SUB-COMMITTEE A	AGENDA ITEM NO:	B1
Date:	10 September 2012	NON-EXEMPT

Application number	P121241
Application type	Full Planning application
Site Address	Highbury Roundhouse Youth Centre at rear of 71 Ronalds Road, Islington, London N5 1XB
Proposal	Demolition of the building known as the "bottleworks" to the rear of Highbury Roundhouse

RECOMMENDATION

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

INTRODUCTION

Site

1. The application concerns the building known as the "Bottleworks" to the rear of the site known as the Highbury Roundhouse building and access from Ronalds Road. The site is not listed however, the Whistler Street Conservation Area adjoins to the north and the Olden Street Site of Importance for Nature Conservation adjoins to the west.

Surroundings

2. The surrounding area is predominately residential, with terraced properties to the north along Whistler Street and to the east along Battledean Road. To the west, the topography slopes away dramatically through the Olden Community Gardens and Network Rail land adjoining the railway running north/south.

Proposal

3. Planning permission is sought for the demolition of the building known as the "bottleworks" to the rear of Highbury Roundhouse.

Issues

4. The main issues arising from this proposal relate to:
 - Design and appearance;
 - Neighbouring amenity; and
 - Nature conservation.

Relevant History

5. **June 2012:** Planning application (Ref: P121245) submitted for *Formation of new boundary wall structures to land between numbers 1-8 Whistler Street and Highbury Roundhouse site (access via 71 Ronalds Road) following demolition of existing boundary wall within Whistler Street Conservation Area.*
6. **June 2012:** Conservation Area Consent application (Ref: P121246) submitted for *Demolition of the rear wall of the Highbury Roundhouse building, which forms the garden wall structures to 1-8 Whistler Street.*

CONSULTATION

Public Consultation

7. Letters were sent to occupants of 15 adjoining and nearby properties at Whistler Street and Battledean Road on 2 July 2012 and a further round of consultation was undertaken on 26 July 2012. A site notice and press advert were displayed on 5 July 2012. The public consultation of the application therefore expired on 16 August 2012, however it is the Council's practice to continue to consider representations made up until the date of a decision.
8. At the time of the writing of this report no responses had been received from the public with regard to the application.

External Consultees

9. English Heritage: No objection raised and stated that the scheme should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.
10. Network Rail: No response to consultation received.

Internal Consultees

11. Conservation and Design: No objection to the proposal.
12. Public Protection: No objection subject to standard condition requiring submission and approval of a demolition method statement.
13. Greenspace and Public Open Space: No response to consultation received.
14. Biodiversity and Nature Conservation: No response to consultation received.

RELEVANT POLICIES

National Guidance

15. The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been considered as part of the assessment of these proposals.

Development Plan

16. The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

The London Plan 2011 - Spatial Development Strategy for Greater London

7 London's living places and spaces

Policy 7.4 (Local character)

Policy 7.6 (Architecture)

Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

CS10 (Sustainability)

CS15 (Open Space and Green Infrastructure)

Strategic Policies

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

Islington Unitary Development Plan 2002

Conservation and Design Policies

D4 (Designing in Context)

Environment Policies

Env17 (Protection of Amenity)

Emerging Policy Documents

Islington's Development Management Policies –Submission, June 2012

17. The submission stage version of Islington's Development Management Policies document was presented to and approved by full Council on 26 June 2012. This document is considered to be 'sound' (i.e. positively prepared, justified, effective and consistent with the National Planning Policy Framework) and was submitted to the Planning Inspectorate for Independent Examination on 16 August 2012. The document sets out in detail the Council's approach to determining proposals for the next 15 years and, whilst not adopted, contains emerging policies that are a material planning consideration and to which considerable weight can be attached. The following policy is considered relevant:

Design and Heritage

DM1 (Design)

Planning Advise Note/Planning Brief

18. A Planning Brief titled "71 Ronalds Road and the Highbury Roundhouse" site was published on February 2012 and the brief aims to provide a new purpose-built community centre on the site for the use of the Highbury Roundhouse Association.

Designations

19. The site has the following designations under the London Plan 2011 and Islington Unitary Development Plan 2002:

- Adjoins NC10: Site of Borough
Importance – Grade 1

Supplementary Planning Guidance (SPG) / Document (SPD)

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

Islington UDP

- Conservation Area Design Guidelines

EVALUATION

21. In normal circumstances, a building of this size and volume outside of a conservation area can be demolished without planning permission as permitted development rights exist. However, this is not possible in this instance.
22. Schedule 2, Part 31, Class A, Demolition of Buildings of the Town and Country Planning (General Permitted Development) Order 1995 states that:

Development is not permitted by Class A where—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands; and

(b) it is practicable to secure safety or health by works of repair or works for affording temporary support.

23. Given that the building has fallen into a state of disrepair and been served with a Dangerous Structures notice by the District Surveyor, it is considered that the demolition is not permitted development and therefore, requires planning permission.

Design and Appearance

24. The building to be demolished is in a considerable state of disrepair with very little chance of renovation or for the building to make a positive contribution to the design and appearance of the site or the surrounding area. In addition, the building is located to the back of the site and largely unsighted from the majority of public views. Furthermore, the demolition of the dilapidated building will allow for its eventual replacement with a suitably designed community facility. Therefore, the proposed demolition is considered acceptable and will not harm the design and appearance of the site or surrounding area. It is important to realise that any decision on this application does not reduce the ability to influence the eventual design of the replacement.

Neighbouring Amenity

25. Demolition is generally considered acceptable to be carried out within the same hours as construction i.e. 'noisy' working hours. The rules regulating working hours is governed by different legislation notably the Control of Pollution Act 1974 and there is no reason to suggest that any conditions are required that restrict working hours further than those already allowed under this act. Overall, the proposed demolition will not result in unacceptable harm to the residential amenities enjoyed by the occupiers of adjoining properties, although a condition is recommended to ensure this.
26. The resulting cleared site would not have either a positive or negative impact on neighbouring properties.

Nature Conservation

27. All species of bats are protected under The Conservation of Habitats and Species Regulations 2010 as well as the Wildlife and Countryside Act 1981 and it is the responsibility of the applicant to submit sufficient information when applying for planning permission to show that the conservation status of any bats on site will be maintained.
28. The application includes a bat survey confirming that there are no bats roosting within the building proposed to be demolished however, there is evidence of roosts close to the application site. Therefore, some mitigation measures would be required to minimise disturbance of the works upon these roosting bats. Appropriate mitigation would include not working at night, not using flood lighting and erecting hoarding around the working area to minimise potential disturbance arising from dust and noise, which may impact upon locally roosting bat. Conditions to such effect are therefore considered justified and are recommended should planning permission be granted.

National Planning Policy Framework and Final Balancing Exercise

29. The scheme is in accordance with existing and emerging planning policy and in accordance with the NPPF.

SUMMARY AND CONCLUSION

Summary

30. The proposed demolition of the 'Bottleworks' building will not harm the design and appearance of the surrounding area and subject to conditions will not impact on bat roosts and will not result in any harm to neighbouring amenity.

Conclusion

31. 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	P121241
Proposal	Demolition of the building known as the "bottleworks" to the rear of Highbury Roundhouse
Drawing numbers	Ordnance Survey dated 21 June 2012; 100402/01 Rev A; Dangerous Structures Notice dated 18 August 2012; Highbury Roundhouse Bat Surveys dated 13 July 2012; Asbestos Survey Report dated 9 September 2010

Type of application	Full Planning Application
Application received (complete)	21 June 2012
Name of applicant	Peter Holmes
Name of agent	Matt Byrd
Case officer	Tobias Finlayson
Area Team	Minors
Library (holding copy of application)	N/A (Minor)
Ward	Highbury East
PS2 code description	Demolitions
56th day	16 August 2012

RECOMMENDATION A

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

List of Conditions:

1	Commencement CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. 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).
2	Approved plans list CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: Ordnance Survey dated 21 June 2012; 100402/01 Rev A; Dangerous Structures Notice dated 18 August 2012; Highbury Roundhouse Bat Surveys dated 13 July 2012; Asbestos Survey Report dated 9 September 2010 REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

3	Demolition Method Statement																												
	<p>CONDITION: No demolition shall take place unless and until a Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in demolition iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities vi. measures to control the emission of dust and dirt during demolition vii. a scheme for recycling/disposing of waste resulting from demolition <p>The demolition shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the demolition does not adversely impact on neighbouring residential amenity in accordance with policies: 6.7; 6.13; 6.14; 7.14 and 5.18 of the London Plan 2011 and policies Env17; T15; T21 and T55 of the Islington UDP 2002.</p>																												
4	No working at during darkness																												
	<p>CONDITION: Work on site shall only occur between 8.00am and the following finishing times:</p> <table border="1" data-bbox="242 1323 1445 1854"> <tr><td>January</td><td>4.00pm</td></tr> <tr><td>February</td><td>5.00pm</td></tr> <tr><td>March (until GMT stops)</td><td>6.00pm</td></tr> <tr><td>March (once BST begins)</td><td>8.00pm</td></tr> <tr><td>April</td><td>8.00pm</td></tr> <tr><td>May</td><td>9.00pm</td></tr> <tr><td>June</td><td>9.00pm</td></tr> <tr><td>July</td><td>9.00pm</td></tr> <tr><td>August</td><td>8.00pm</td></tr> <tr><td>September</td><td>7.00pm</td></tr> <tr><td>October (until BST stops)</td><td>6.00pm</td></tr> <tr><td>October (once GMT begins)</td><td>4.00pm</td></tr> <tr><td>November</td><td>4.00pm</td></tr> <tr><td>December</td><td>4.00pm</td></tr> </table> <p>REASON: To ensure no harm occurs to bats and ensure compliance with policies CS10 (Sustainability) and CS15 (Open Space and Green Infrastructure) of the Islington Core Strategy 2011.</p>	January	4.00pm	February	5.00pm	March (until GMT stops)	6.00pm	March (once BST begins)	8.00pm	April	8.00pm	May	9.00pm	June	9.00pm	July	9.00pm	August	8.00pm	September	7.00pm	October (until BST stops)	6.00pm	October (once GMT begins)	4.00pm	November	4.00pm	December	4.00pm
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5	No floodlights
	<p>CONDITION: No flood lights of any kind shall be used on site during demolition.</p> <p>REASON: To ensure no harm occurs to bats and ensure compliance with policies CS10 (Sustainability) and CS15 (Open Space and Green Infrastructure) of the Islington Core Strategy 2011.</p>
6	Hoardings
	<p>CONDITION: Prior to any work commencing on site, hoardings of a minimum height of 2 metres shall be erected around the complete boundary of the site and maintained as such for the duration of the demolition works.</p> <p>REASON: To ensure no harm occurs to bats and ensure compliance with policies CS10 (Sustainability) and CS15 (Open Space and Green Infrastructure) of the Islington Core Strategy 2011.</p>
7	Demolition debris removal
	<p>CONDITION: All material resulting from the demolition works unless required for backfilling and or levelling of the site shall be permanently removed from the site within one calendar month following completion of demolition.</p> <p>REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies 7.2 of the London Plan 2011 and policies: D3, D6 and D8 of the Islington Unitary Development Plan 2002.</p>

RECOMMENDATION B

That if members are minded to approve this proposal officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002) and other material considerations including the National Planning Policy Framework, which is not considered to introduce any conflicting approach to the application of the Council's Development Plan policies with respect to these proposals.

- This decision was made by the Members of the Planning Sub-Committee A on the 10 September 2012.
- The demolition of the building is acceptable as the building is in a considerable state of disrepair with very little chance of renovation or any restored building having a positive contribution to the design and appearance of the site of the surrounding are. The demolition of the building is in accordance with policy 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of the London Plan 2011, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of the Islington Core Strategy 2011, policy D4 (Designing in Context) of the Islington Unitary Development Plan 2002 and policy DM1 (Design) of the emerging Development Management Policies 2012.

- The demolition of the building will not harm the residential amenities enjoyed by the occupiers of adjoining properties and the proposed development is in accordance with policy Env17 (Protection of Amenity) of the Unitary Development plan 2002.
- The demolition, subject to appropriate conditions, will not harm bat roosts adjoining the site. The proposed development is in accordance with policies CS10 (Sustainability) and CS15 (Open Space and Green Infrastructure) of the Core Strategy 2011.
- There are no other known reasons why planning permission should not be granted.