



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:	B2
Date:	10 September 2012	NON-EXEMPT	

Application number	P121245
Application type	Full Planning application
Site Address	Highbury Roundhouse Youth Centre at rear of 71 Ronalds Road, Islington, London N5 1XB
Proposal	Formation of new boundary wall structures to land between numbers 1-8 Whistler Street and the Highbury Roundhouse site (access via 71 Ronalds Road) following demolition of existing boundary wall within Whistler Street Conservation Area.

RECOMMENDATION

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

INTRODUCTION

Site

1. The application site is the area currently occupied by the rear wall of the Highbury Roundhouse building, which forms the garden wall structures to 1-8 Whistler Street. The application site is not listed however, is within the Whistler Street Conservation Area.

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 formation of new boundary wall structures to land between numbers 1-8 Whistler Street and the Highbury Roundhouse site (access via 71 Ronalds Road) following demolition of existing boundary wall within Whistler Street Conservation Area.

Issues

4. The main issue arising from this proposal relate to the:
 - Impact on the conservation area; and
 - Impacts on neighbouring amenity.

Relevant History

5. **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.*
6. **June 2012:** Full Planning Permission application (Ref: P121241) submitted for *Demolition of the building known as the "bottleworks" to the rear of Highbury Roundhouse.*

CONSULTATION

Public Consultation

7. Letters were sent to occupants of 16 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 Officer No objection to the proposal.
12. Public Protection: No objection subject to standard condition requiring submission and approval of a construction 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 7.8 (Heritage assets and archaeology)

Islington Core Strategy 2011

Spatial Strategy

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

Environment Policies

D3 (Site Planning)
D4 (Designing in Context)
D8 (Boundary Wall, Paving and Street Furniture)
D24 (Materials)
D31 (Boundaries)

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 policies are considered relevant:

Design and Heritage

DM1 (Design)
DM3 (Heritage)

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

Conservation, Design and Heritage

21. The proposed replacement wall to be erected on the southern boundary of the residential properties at 1-8 Whistler Street and the application site will be of the same

height as existing. Furthermore, aside from the engineering bricks to the foot of the wall as well as the coping stone, stock bricks to match existing and an English bond will be used. Given the deterioration and wear in the existing bricks it is not possible to re-use any bricks. Therefore, the proposed replacement wall is considered acceptable and will preserve the character and appearance of the conservation area.

Neighbouring Amenity

22. The proposed replacement wall will be built to the same height as the existing and will therefore, not result in any additional sense of enclosure or loss of outlook over and above the existing environment. Overall, the proposed replacement wall will not harm the residential amenities enjoyed by the occupiers of neighbouring properties.

National Planning Policy Framework and Final Balancing Exercise

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

SUMMARY AND CONCLUSION

Summary

24. The proposed replacement wall will preserve the character and appearance of the conservation area and will not result in any harm to neighbouring amenity.

Conclusion

25. 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	P121245
Proposal	Formation of new boundary wall structures to land between numbers 1-8 Whistler Street and the Highbury Roundhouse site (access via 71 Ronalds Road) following demolition of existing boundary wall within Whistler Street Conservation Area.
Drawing numbers	Design and Access Statement dated 21 June 2012; Ordnance Survey dated 21 June 2012; 100402/01 Rev A; 100402/02 Rev C; 100402/04 Rev A

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	All Other Developments Minor
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
	<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	Completion
	<p>CONDITION: The development hereby approved shall be completed and built to the full height shown on the approved drawings within 3 calendar months from the demolition of the existing wall.</p> <p>REASON: To ensure that the development does not adversely impact on neighbouring residential amenity or the character and appearance of the conservation area in accordance with policies D3, Env17 and D31 (Boundaries) of the Islington UDP 2002 and policies DM1 (Design) and DM3 (Heritage) of the emerging Development Policies 2012.</p>

<p>3</p>	<p>Approved plans list</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and Access Statement dated 21 June 2012; Ordnance Survey dated 21 June 2012; 100402/01 Rev A; 100402/02 Rev C; 100402/04 Rev A</p> <p>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.</p>																
<p>4</p>	<p>Construction Method Statement</p> <p>CONDITION: No development shall take place, including any works of demolition, unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction 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 constructing the development 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 construction vii. a scheme for recycling/disposing of waste resulting construction works <p>The development 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 development does not adversely impact on neighbouring residential amenity due to its construction and operation in accordance with policies: 6.7; 6.13; 6.14; 7.14 and 5.18 of the London Plan 2011 and policies: D3; Env17; T15; T21 and T55 of the Islington UDP 2002.</p>																
<p>4</p>	<p>No working at during darkness</p> <p>CONDITION: Work on site shall only occur between 8.00am and the following finishing times:</p> <table border="1" data-bbox="242 1727 1444 2029"> <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> </table>	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
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	August	8.00pm
	September	7.00pm
	October (until BST stops)	6.00pm
	October (once GMT begins)	4.00pm
	November	4.00pm
	December	4.00pm
	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.	
5	No floodlights	
	CONDITION: No flood lights of any kind shall be used on site during demolition.	
	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.	
6	Hoardings	
	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.	
	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.	
7	Demolition debris removal	
	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.	
	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.	

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 replacement wall will be of the same height as the existing, use stock bricks and coping stones to match existing and have an English bond and will preserve the character and appearance of the conservation area. The

proposed development is in accordance with policies 7.4 (Local character) 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 Core Strategy 2011, policies D3 (Site Planning), D4 (Designing in Context), D8 (Boundary Wall, Paving and Street Furniture), D24 (Materials) and D31 (Boundaries) of the Unitary Development Plan 2002 and policies DM1 (Design) and DM3 (Heritage) of the emerging Development Management Policies 2012.

- The replacement wall will be built to the same height as the existing, will not result in any additional sense of enclosure or loss of outlook over and above the existing environment and therefore, not harm the residential amenities enjoyed by the occupiers of neighbouring properties. The proposed development is in accordance with policies Env17 (Protecting Amenity) and D3 (Site Planning) of the Core Strategy 2011 and policy DM1 (Design) of the emerging Development Management Policies 2012.

- There are no other known reasons why planning permission should not be granted.