



## **PLANNING COMMITTEE REPORT**

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department  
PO Box 333  
222 Upper Street  
LONDON N1 1YA

<b>PLANNING SUB- COMMITTEE A</b>	<b>AGENDA ITEM NO:</b>	
<b>Date:</b>		<b>NON-EXEMPT</b>

Application number	P2013/1811/FUL
Application type	Full Planning Application
Ward	Caledonian
Listed building	Unlisted
Conservation area	None
Development Plan Context	Vale Royal/ Brewery Road Industrial Estate
Licensing Implications	None
Site Address	Salt and Skip Store, Railway Yard Tilehouse Yard, Vale Royal, London N7 9AP
Proposal	Erection of a steel clad canopy for the storage of Islington's vehicles.

Case Officer	Sally Fraser
Applicant	Steve Cross
Agent	Lawrence Stech

### **1. RECOMMENDATION**

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1;

### **2 SITE PLAN (site outlined in red)**



### 3 PHOTOS OF SITE/STREET



The proposed location of the canopy



Looking towards the northern boundary of the site



Looking towards the properties along Conistone Way



Looking towards properties on Bunning Way



Looking south from the subject location

#### **4 SUMMARY**

- 4.1 The application is for a steel clad open sided canopy to shelter vehicles used to distribute grit and salt.
- 4.2 The main considerations are the impact of the development on the character and appearance of the area and the impact of the development on the residential amenities of the neighbouring occupiers.

- 4.3 The proposed development is acceptable. The proposed canopy would not harm the appearance of the area and there would be no undue impacts on the residential amenities of the neighbouring occupiers.

## **5 SITE AND SURROUNDING**

- 5.1 The application site is an open yard within the Vale Royal/ Brewery Road industrial estate.
- 5.2 The site spans a railway bridge to the east of the industrial estate. It is used for the open storage of grit and salt and for the parking the vehicles used for its distribution. There is a 4m high fence to the centre of the site in a north/ south orientation which separates the site into eastern and western sections.
- 5.3 The site is not located within a conservation area.
- 5.4 The surrounding area to the west and north is industrial. The area to the east of the site is largely residential.
- 5.5 Bounding the site to the east lie the rear gardens of properties along Conistone Way and Bunning Way. To the south is the railway line and to the west and north are industrial buildings.

## **6 PROPOSAL (IN DETAIL)**

- 6.1 The canopy would be sited on the eastern section of the site adjacent to the central timber fence.
- 6.2 The canopy would be 6m high with a dual pitched roof. It would have a steel roof and steel panelling to either side, finished with a plastisol coating in a dark green colour. The eastern elevation would be open to allow vehicular access.
- 6.3 The canopy would cover existing parking spaces and would not create any additional spaces.

## **7 RELEVANT HISTORY**

### **PLANNING APPLICATIONS:**

- 7.1 **P041481-** Land at the eastern end of Vale Royal, London, N7: Demolition of buildings and change of use of site for use as a storage depot and for vehicle parking. Approved with conditions 02/08/2004.

## **8 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 16 adjoining and nearby properties on 03/07/2013. The public consultation of the application therefore expired on

24/07/2013, however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of the writing of this report, 1 objection had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Loss of light to neighbouring properties as a result of the levels difference between the site and the properties along Conistone Way (paras 10.6 and 10.7)
- Overbearing impact (paras 10.8 and 10.9)

## **9 RELEVANT POLICIES**

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

### **National Guidance**

9.1 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 taken into account as part of the assessment of these proposals.

### **Development Plan**

9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

### **Designations**

9.3 The site has the following designations under the Islington Core Strategy 2011 and Development Management Policies 2013:

- locally significant industrial site

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

9.4 The relevant SPGs and/or SPDs are listed in Appendix 2.

## **10 ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- the impact of the canopy on the character and appearance of the area
- the impact of the canopy on the residential amenities of the neighbouring occupiers

### **Impact of the canopy on the character and appearance of the area**

- 10.2 Development management policy DM2.1 states that ‘all forms of development are required to be of high quality... and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.’
- 10.3 The area surrounding the site to the west is industrial in nature and the proposed canopy would not appear out of place in this context. The structure would sit approximately 2m above the existing central fence and would be no higher than buildings immediately to the east and north of the subject site. The open sided design of the structure and dark green finish would lessen its visual impact and the proposal would not appear unduly prominent.
- 10.4 Overall the proposal would be in keeping with the character and appearance of the area, in accordance with policy CS9 of the Core Strategy 2011 and policy DM2.1 of the Development Management Policies 2013.

### **Impact on the residential amenities of the neighbouring occupiers**

- 10.5 Policy DM2.1 of the Development Management Policies Document states that ‘developments are required to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.’
- 10.6 The rear gardens and windows of numbers 135- 137 Conistone Way face onto the site and there would be a view of the new canopy from these windows. It is also noted that these properties sit at a lower level than the subject site.
- 10.7 However, there would be a distance of approximately 25m between the flank walls of these properties and the proposed canopy. There would as such be no undue loss of light to, or outlook from, the nearest habitable room windows of these properties.
- 10.8 In addition, the visual impact of the canopy would be reduced through its open eastern elevation and sympathetic finish. When viewed from these properties to the east, the proposal would be seen in an industrial context, with higher buildings behind the canopy to the west and on the industrial land to the north of the site.
- 10.9 The proposal, as such would not appear overbearing or unduly prominent when viewed from the windows or gardens of these properties.
- 10.10 Overall there would be an acceptable impact on the residential amenities of the neighbouring occupiers.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed development is acceptable. The proposed canopy would not harm the character and appearance of the area and there would be no undue loss of residential amenity to the neighbouring occupiers.

### **Conclusion**

- 11.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.



# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

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

### List of Conditions:

1	<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	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and access statement, site location plan and 130044- 01.</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>
3	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. 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.</p>

## **APPENDIX 2: RELEVANT POLICIES**

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

### **1 National Guidance**

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 taken into account as part of the assessment of these proposals.

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

#### **A) The London Plan 2011 - Spatial Development Strategy for Greater London**

##### **1 Context and strategy**

Policy 1.1 (Delivering the strategic vision and objectives for London)

Policy 7.4 (Local character)

#### **B) 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)

#### **C) Development Management Policies June 2013**

##### **Design and Heritage**

Policy DM2.1 (Design)

##### **Employment**

DM5.3 (Vale Royal/ Brewery Road Industrial site)

### **3. Designations**

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Locally significant industrial site

### **4. Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

- Urban Design Guide