



PLANNING COMMITTEE REPORT

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

PLANNING SUB-COMMITTEE A		AGENDA ITEM NO:
Date:	28 th January 2014	NON-EXEMPT

Application number	P2013/4310/LBC
Application type	Listed Building Consent
Ward	Canonbury
Listed building	Listed GII*
Conservation area	Canonbury
Development Plan Context	-
Licensing Implications	-
Site Address	6-9 Canonbury Place
Proposal	Removal of bars from ground floor window and replacement of opaque glass with clear glass, internal alterations including creation of new first floor corridor, new door openings and reorganised toilet layouts

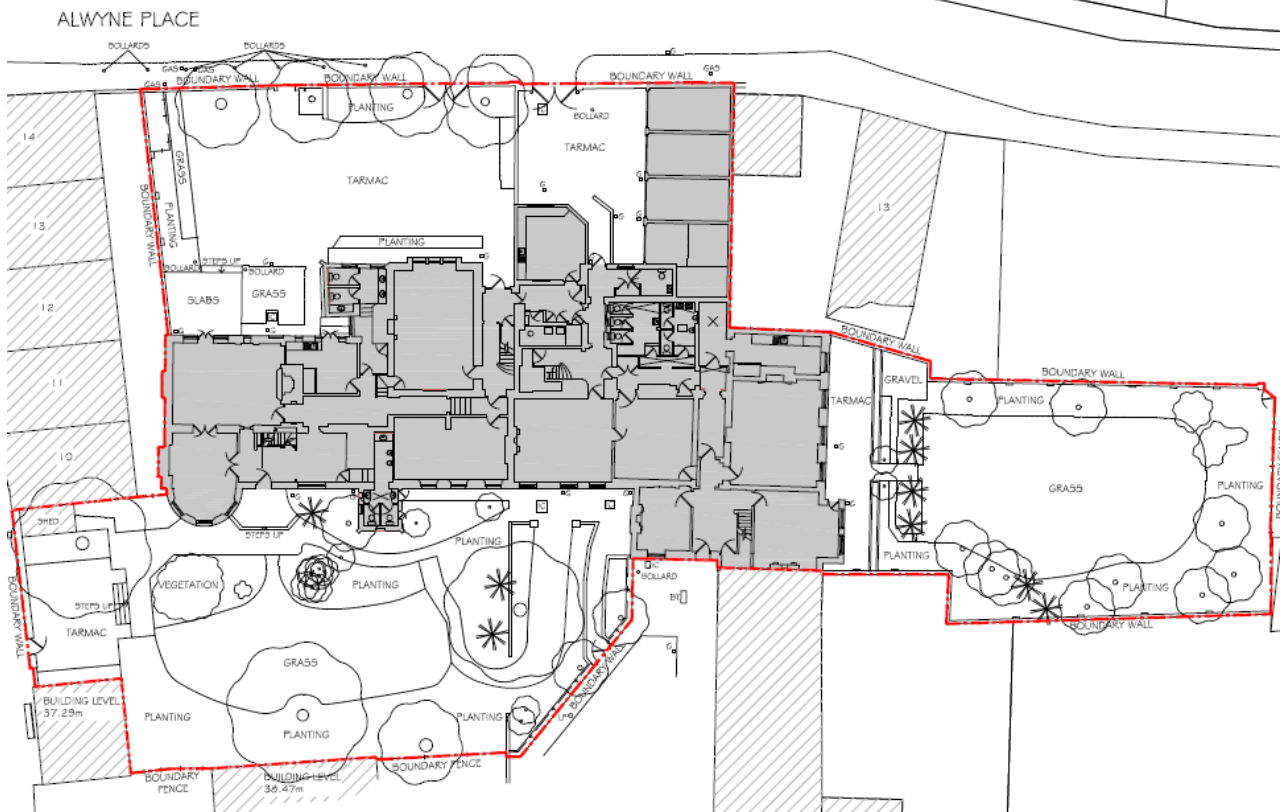
Case Officer	Kristian Kaminski
Applicant	Cognita Schools Ltd.
Agent	Neil Macdonald, Macdonald Planning Consultancy

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** listed building consent:

1. for the reasons for approval;
2. subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE



The long gallery



C16 ceiling detail to the Long Gallery



C16 ceiling detail to the ground floor



C16 staircase

SUMMARY

- 3.1 Alterations are proposed to the GII* building. Objections have been received but do not relate to the restricted grounds on which the application must be assessed (impact on the special architectural and historic interest of the building). The objections relate mainly to Planning and Building Regulation issues. English Heritage have directed that the application be approved, following amendments having been undertaken, subject to conditions. We have no objections to the proposed works.

4. SITE AND SURROUNDING

- 4.1 6-9 Canonbury Place is of outstanding significance for the age and quality of its architecture as a row of terraced houses, now interlinked, incorporating part of the late C16 Canonbury House, with substantial C18 and early C19 alterations. It is a gabled stucco building with transom and mullion windows, and sash windows with crenellated single-storey projections. It is notable for the outstanding quality of its interiors including fine C17 staircase, chimneypieces, paneling and elaborate decorative plaster ceilings, one dated 1599 decorated with a royal coat of arms, as well as later C18 and early C19 joinery, staircases and chimneypieces. It is Grade II* listed and within the Canonbury Conservation Area which is considered to be of importance by virtue of its Georgian and early-Victorian development.

5. PROPOSAL (IN DETAIL)

- 5.1 It is proposed to remove bars from the ground floor Library window and replace the opaque glass with clear glass. Internal alterations are proposed which include the creation of a new corridor at first floor, new door openings (one at first floor and one at second floor) and reorganised toilet layouts.
- 5.2 The creation of a new opening between nos.6 and 7 at ground floor, a new corridor at ground floor, the removal of a section of wall to the proposed library at ground floor and new WCs at first floor were omitted from the proposal following an objection from English Heritage.
- 5.3 General minor alterations are also proposed such as sealing shut doors and fitting sound insulation between them. New services (power and data) will be provided through existing voids. Ceiling and wall mounted lighting are proposed.

6. RELEVANT HISTORY:

- 6.1 The following applications have been received since 1993.

930029

Approved 21/07/1993

Change of use to Class D1 to be used for a non residential Education Academy involving the layout of 6 parking spaces to the rear of Nos 8-9 Alwyne Place. The proposal includes landscaping and boundary changes.

950981
Approved 02/10/1995
Alterations to and enclosure of existing open store.

P022280
Approved 19/11/2002
Alterations/renewal of internal doors and installation of smoke detectors in connection with works required to obtain a fire certificate.

P041340 and P041341
Approved 04/11/2004
Construction of a single storey extension for use as an accessible WC to meet the Disability Discrimination Act requirements.

The following application relates to the adjoining site (Tower Theatre, Canonbury Place, Islington, London, N1 2NQ) which is not subject to a current application but is to become part of the new school:

P111464
Approved 13/10/2011
Application to extend the time limit for the implementation of planning permission ref: P082188 dated 23 December 2008 for the: 'change of use to class D1 (non-residential educational and training centres).'

PLANNING APPLICATIONS:

6.2 N/A

PRE-APPLICATION ADVICE:

6.3 A pre-application (Q2013/3428/MIN, 17/09/13) site visit was undertaken and the applicants advised to omit various proposals which would cause unacceptable harm to the heritage asset.

7. CONSULTATION

Public Consultation

7.1 Letters were sent to occupants of 7 adjoining and nearby properties at Canonbury Place and Alwyne Place on 15/11/2013. A site notice and press advert were displayed on 21/11/2013. The public consultation of the application therefore expired on 12/12/13, however it is the Council's practice to continue to consider representations made up until the date of a decision.

7.2 At the time of the writing of this report a total of 10 objections had been received from the public with regard to the application. The issues raised can be summarised as follows (the paragraph that provides responses to each issue indicated within brackets):

i. Planning permission should be required for the proposed use. (9.5).

- ii. There will be a substantial environment impact from increased traffic, noise, demand for parking and pedestrian safety issues. (9.5).
- iii. Intensification of use / energetic teenagers may cause damage to the building. (9.5).
- iv. The proposals may not meet Building Regulation requirements and the works that will be necessary will require Listed Building Consent. (9.5).

External Consultees

- 7.3 English Heritage (letter dated 25/11/13) raised objection to the creation of a new opening between nos.6 and 7 at ground floor, creation of a new corridor at ground floor and the removal of a section of wall to the proposed library at the ground floor. Concerns were raised over the proposed WCs at first floor. Further details were requested on servicing, the chemistry labs and alterations at second floor. Following amendments and further details English Heritage were satisfied with the proposals and wrote to direct the granting of listed building consent (letter dated 2/2/14).

Internal Consultees

- 7.4 Building Control was consulted and did not wish to provide comments.

8. 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

- 8.1 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

- 8.2 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.

9. ASSESSMENT

- 9.1 The main issues arising from this proposal relate to the impact on the 'special architectural and historic interest' of the building

- 9.2 The proposal to remove bars from the ground floor Library window and replace the opaque glass with clear glass will have a positive impact.
- 9.3 The proposal to reorganise toilet layouts, seal shut doors and fit sound insulation between them, install new services (power and data) through existing voids and ceiling and wall mounted lighting will have a neutral impact
- 9.4 The creation of a new corridor at first floor and two new door openings (one at first floor and one a second floor) will have a slight negative impact on plan form. However, the new corridor does not result in the loss of historic fabric and could be removed in the future. The creation of the two openings will result in the loss of historic fabric but this fabric is not of great significance and therefore no objection is raised.

Other issues raise by consultation

- 9.5 Objectors have stated that planning permission should be required for the proposed use. However, the building's current legal use is as a non-residential conference centre which is in the D1 use class. A school use is also within this use class and therefore a planning application for change of use cannot be required). Objectors have also raised concern over the substantial environment impact from increased traffic, noise, demand for parking and pedestrian safety issues and that the Intensification of use / energetic teenagers may cause damage to the building. However, the use does not require permission and the assessment of the Listed Building Consent application can only consider the impact to the 'special architectural and historic interest' of the building (such as loss of historic fabric or impact on plan form). Objectors have also raised concerns that the proposals may not meet Building Regulation requirements and the works that will be necessary will require Listed Building Consent. Building Control approval will be required but a Building Regulations application has not been registered. Any future Listed Building Consent applications will be assessed against national and local policy.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 The proposals will not unacceptably harm the significance of the heritage asset and therefore comply with national and local policy.

Conclusion

- 10.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the Committee resolve to GRANT listed building consent.

RECOMMENDATION B

That the grant of listed building consent be subject to **conditions** to secure the following:

List of Conditions:

1	<p>The works hereby permitted shall be begun not later than three years from the date of this consent.</p> <p>REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.</p> <p>REASON: In order to conserve the significance of the heritage asset.</p>
3	<p>The proposed works to create an additional door opening to the proposed Common Room at first floor shall be monitored in accordance with a written schedule, to be approved by the Council in Consultation with English Heritage prior to the works being carried out. This schedule shall take into account of any possible hidden features that may be present and their in situ recording.</p> <p>REASON: In order to conserve the significance of the heritage asset.</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

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage
DM2.3 Heritage