



PLANNING SUB COMMITTEE A

3 September 2019

SECOND DESPATCH

Please find enclosed the following items:

Item 3 Catholic Church of The Sacred Heart Of Jesus, 64 Eden Grove London, N7 8EN 1 - 40

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PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration Department

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| PLANNING SUB COMMITTEE A | | AGENDA ITEM: B3 | |
| Date: | 03 September 2019 | NON-EXEMPT | |

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|--------------------------|---|
| Application number | P2018/1453/FUL |
| Application type | Full Planning |
| Ward | Holloway |
| Listed building | Grade II Listed |
| Conservation area | St Mary Magdalene |
| Development Plan Context | Article 4 Direction A1 to A2 |
| Licensing Implications | None |
| Site Address | Catholic Church of the Sacred Heart of Jesus, 64 Eden Grove, London, N7 8EN |
| Proposal | Construction of a tower over the existing listed church and associated alterations. |

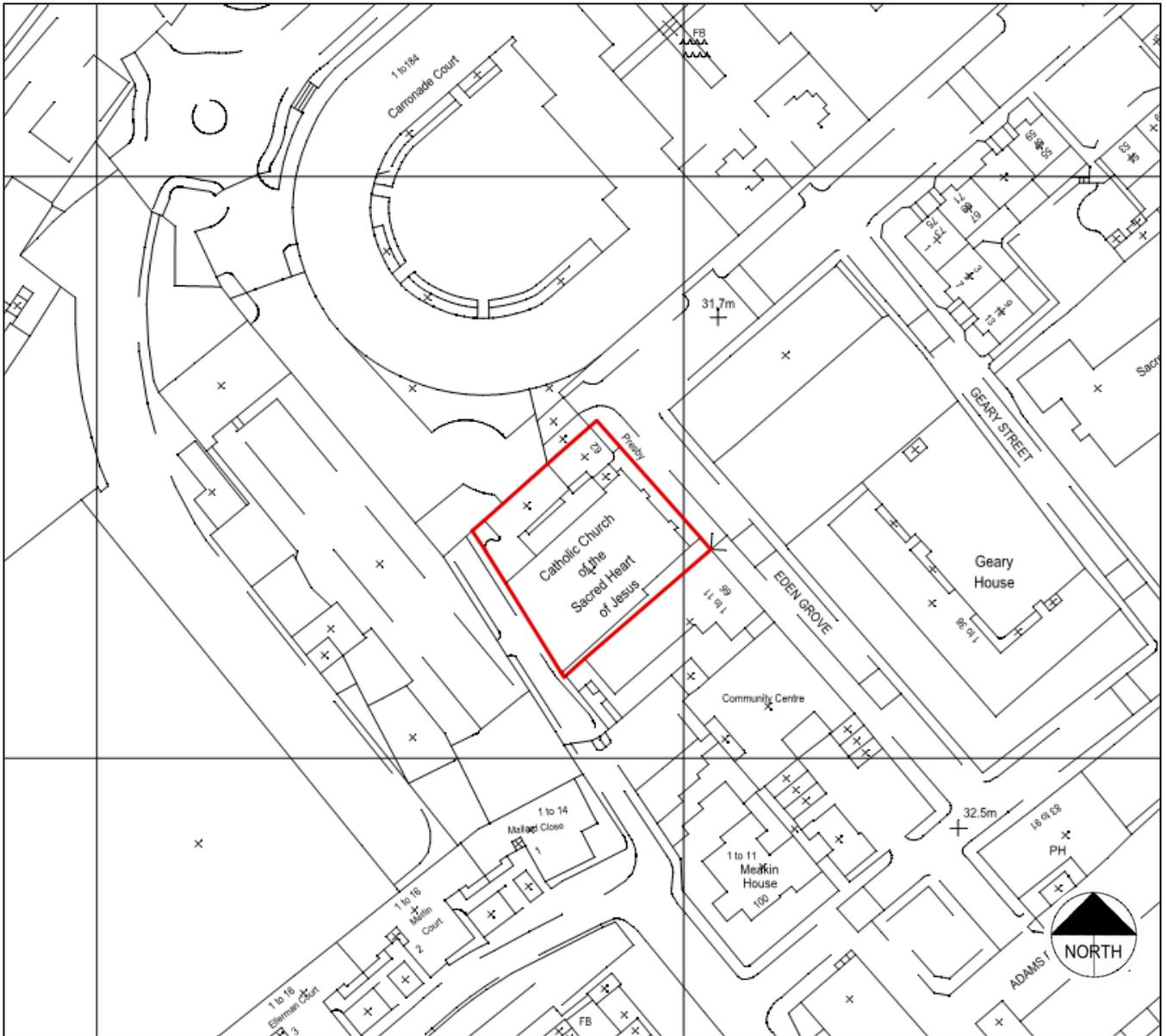
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| Case Officer | Rebecca Neil |
| Applicant | Westminster RC Diocese Trust |
| Agent | John Willcock Architects |

1.0 RECOMMENDATION

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

- the conditions set out in Appendix 1; and
- no objection or direction being received from the Greater London Authority (GLA) raising new issues not considered in this report.

2. SITE PLAN (site outlined in black)



3. SITE PHOTOS



Image 2: Sacred Heart Church, looking west



Image 3: East elevation of the church, taken from Eden Grove (presbytery on right)

4.0 SUMMARY

- 4.1 The application site is a Grade II listed Roman Catholic church located on the south western side of Eden Grove, within the St Mary Magdalene Conservation Area. The building was designed by Frederick Hyde Pownall, a notable Victorian architect, and constructed circa 1870. The church was originally designed to have a tall, central tower, but the tower was never constructed because the Parish ran out of funds. This application seeks to complete the tower in line with the architect's original design.
- 4.2 The application is for planning permission only. Under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010, a listed Roman Catholic church is exempt from the control of a local planning authority in respect of listed building consent. The process is explained in further detail in para. 6.3, below.
- 4.3 The application is being brought to Committee because 21 objections have been received from 16 different local residents. The local planning authority has also received 2 letters of support.
- 4.4 The construction of the tower is considered to represent a considerable heritage benefit which enhances the significance of the Grade II listed building and the St Mary Magdalene Conservation Area. The tower would have no unacceptable impacts upon the amenity of surrounding residential properties in terms of loss of daylight, sunlight or privacy.
- 4.5 The proposal complies with the National Planning Policy Framework 2019, the London Plan 2016, the Islington Core Strategy 2011 and the Islington Development Management Policies 2013. It is therefore recommended that planning permission is granted subject to conditions outlined in Appendix 1 to this report.

5. SITE AND SURROUNDINGS

- 5.1 The application site is a Roman Catholic church located on the south western side of Eden Grove. The building was designed by Frederick Hyde Pownall, a notable Victorian architect, and constructed circa 1870. The church lies at the very edge of the St Mary Magdalene Conservation Area, which extends to the east and south of the site (see Image 4 below). However, the church's immediate setting is characterised by more modern development, most of which lies *outside* the Conservation Area. This includes the horseshoe-shaped blocks of flats at Carronade Court (to the north), the Sacred Heart Community Centre and Primary School (to the east) and the residential dwellings in Piper Close (to the South). To the west of the site are several contemporary industrial buildings, including the Islington Waste and Recycling Centre.

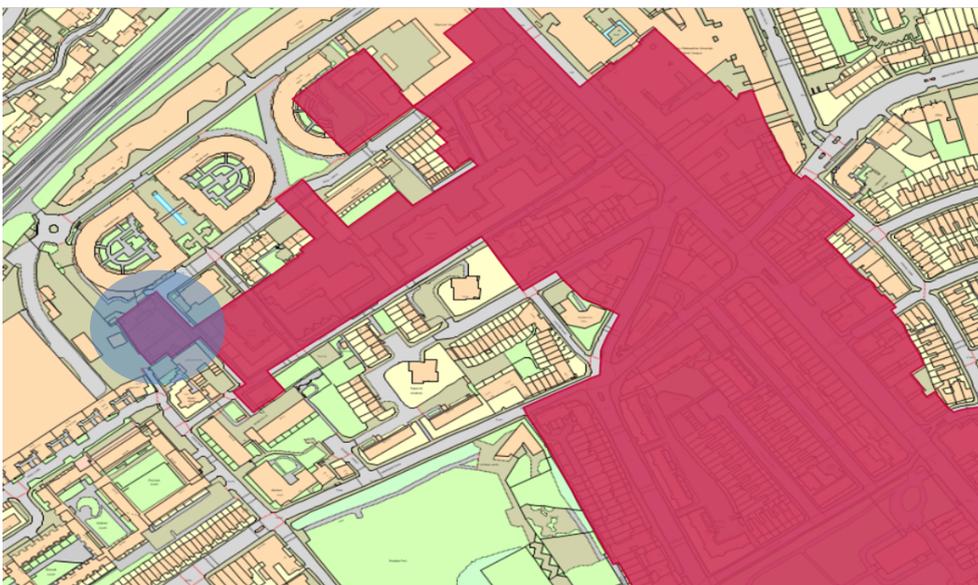


Image 5: Boundaries of the St Mary Magdalene Conservation Area

5.2 The church and adjoining presbytery (at No.62) are statutorily listed (Grade II). The listing reads as follows:

Church and presbytery. 1869-70. Founded by Canon Cornelius Keens, designed by F.H. Pownall. Yellow stock brick with white and black brick banding, some stone dressing. Slate roofs. Early English style. High gabled west front with low north aisle abuts large square tower. Linked to presbytery through archway with 4/4 sashes over. Stair turret with steep roof. Narrow gabled wing three storeys plus basement, two-window-range of 4/4 sashes. Church interior faced with red brick and black banding, stone dressings including carved stiff leaf capitals to nave arcades by Farmer and Brindley. Tall nave with clerestory and hammerbeam roof. Stations of the cross, painted carved oak in high relief by Anton Drape, 1909. Sanctuary with green and white marble altar, side altars and gallery remodelled 1960-1 by A.H. Archard. (RCHM: Islington Chapels: 1992-).

5.3 The church was originally designed to have a tall, central tower, as per Pownall's other ecclesiastical works (see historic perspective sketch in Image 6, below). However, due to funding limitations, the church was never completed as originally envisaged; instead, the lower section of the tower was 'capped off', resulting in a squat, truncated tower on the Eden Grove side of the church. The building has remained as such for nearly 150 years.

5.4 The public entrance to the church is on Eden Grove. Adjoining the presbytery is 60 Eden Grove, a former electricity generation station constructed circa 1896, and a locally listed building.

6.0 PROPOSAL (IN DETAIL)

6.1 Planning permission is sought for an upward extension of the tower with a saddleback roof. The rationale behind the application is to complete the architectural design of the church in line with the original intentions for the building, as illustrated in the architect's original perspective sketch (see Image 6, below). The tower is proposed to be constructed in yellow stock brick with black brick banding and dressings in Portland stone, and the roof will be covered in Welsh slates to match the existing building. The new tower contains two lancets (arched windows) on each of its four elevations.

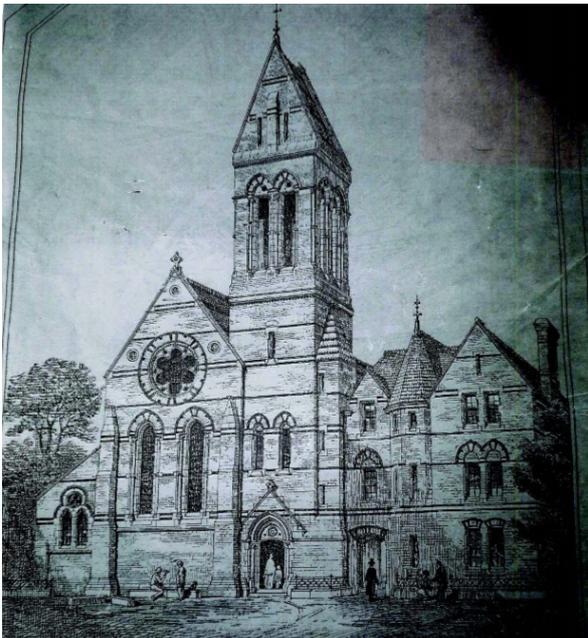


Image 6: Sketch by FH Pownall (circa 1869)

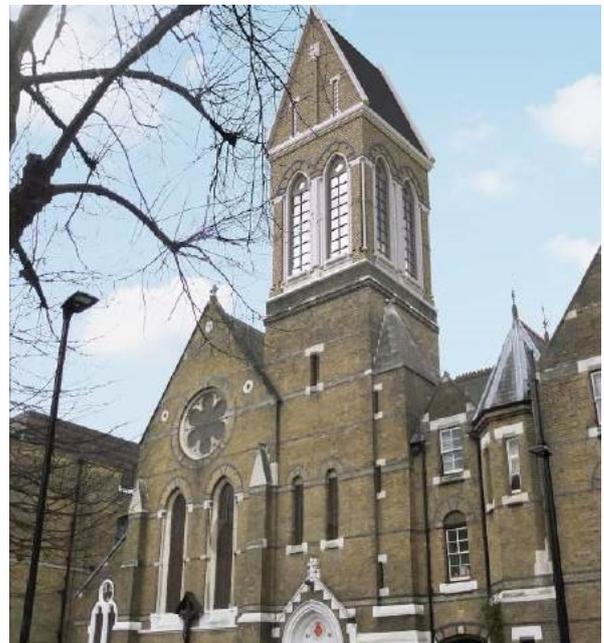


Image 7: Computer generated image of proposal (though note that lancets are now proposed to be left open, rather than glazed)

6.2 The extension is 14 metres in height from the top of the existing tower to the apex of the new saddleback roof and would be capped with an ornamental wrought iron cross of 1.5 metres in height, taking the total height to 15.5 metres. It should be noted that the tower is purely decorative and does not create any useable floor space. There is no public access to the tower; it will be accessed by church personnel only for the purposes of maintenance.

6.3 This application is for planning permission only. Under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010, a listed Roman Catholic church is exempt from the control of a local planning authority in respect of listed building consent. Alterations which would usually require such consent - if being carried out to a church - are dealt with by the church authorities under their Faculty system, which is broadly analogous to an application for listed building consent. However, any alterations which amount to development (and are not *permitted* development) still require planning permission, which is why this application still falls to be considered by the Council.

Drawing revisions

6.4 Three sets of revised drawings have been received since the application was first submitted in April 2018. The first revisions (Rev C, dated 02 July 2018) showed the removal of glazing from the lancet windows and amendments to the stonework. The second revisions (Rev D, dated 03 September 2018) showed the use of Portland stone, rather than Bath stone. The final and current revisions (Rev E, dated 6 November 2018) showed the removal of the ferramenta framework, originally intended to support the bird-proof mesh. All amendments were made as a result of ongoing dialogue with Islington's Design and Conservation team.

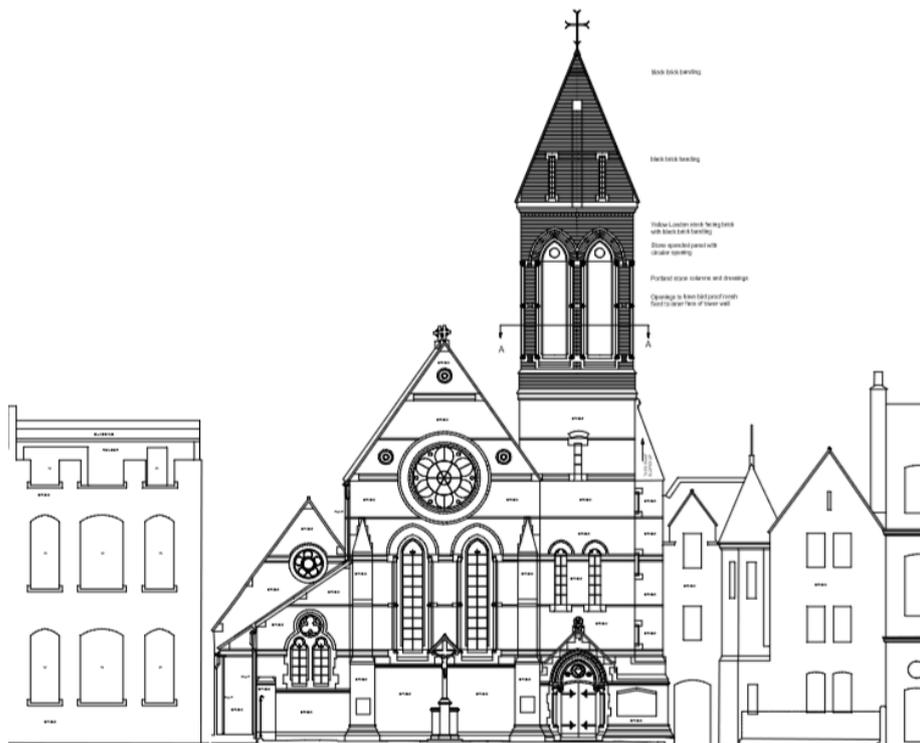


Image 7: Proposed elevation to Eden Grove

7. RELEVANT PLANNING HISTORY

7.1 There has been no relevant planning or enforcement history in relation to the site, and no pre-application advice has been sought.

8.0 CONSULTATION

Public consultation

8.1 Letters were sent to occupants of 269 adjoining and nearby properties in Eden Grove, Piper Close, Georges Road, Hornsey Street and Lough Road on 09 May 2018. A notice was displayed outside the site on the same date and a press notice published in the Islington Gazette. Re-consultation took place on the 11 April 2019 following the submission of revised plans. A notice was displayed outside the site and a press notice published in the Islington Gazette on 18 April 2019. The public consultation period expired on 09 May 2019, however it is the Council's practice to consider representations made up until the date of a decision.

8.2 At the time of writing of this report, 2 expressions of support and 21 objections have been received. Of those objections, 13 were to the original proposal in May 2018, and 8 to the re-consultation in April 2019 (of which 5 were from previous objectors). In addition, one comment has been received from a resident concerned about the impact of the construction work on their vulnerable parents who live nearby, and one comment has been received from the Islington Swift Group, requesting that swift bricks are installed in the new tower.

8.3 Objections from residents have raised the following issues:

- The tower is unsightly, too large and out of proportion with neighbouring buildings, and is therefore detrimental to the Conservation Area and Grade II listed building (objection addressed in paras. 10.2-10.9 below);
- The fact that the church was never completed is part of its story and that of the area; to complete it now would be detrimental to its character (objection addressed in para. 10.6 below);
- The character of the area has changed; it is inappropriate to construct, in 2019, a tower designed in 1870 (objection addressed in para. 10.5 below);
- The tower would overshadow several flats in Carronade Court and would reduce the amount of daylight and sunlight received by occupiers of surrounding properties (objection addressed in paras. 10.10-10.15 below);
- The tower would overlook surrounding properties and would detrimentally impact upon the privacy of surrounding residents (objection addressed in para. 10.16 below);
- If it is proposed to house bells in the church tower, this would result in noise nuisance for nearby residents (objection addressed in para. 10.17 & 10.18 below);
- The construction process will cause noise, disturbance and traffic problems (objection addressed in para. 10.18 below);
- The tower would block the view of the city, in particular St. Paul's Cathedral, from some flats in Carronade Court (objection addressed in para. 10.16 & 10.19 below)
- The tower serves no purpose and the money could be put to better use in the community (objection addressed in para. 10.20 below).

Internal consultees

8.4 **Design and Conservation Team** - initially raised concerns about the use of reconstituted stone, the proposal to glaze the window openings, and the use of ferramenta frames to support the bird-proof mesh. The applicant later submitted amended details showing the use of Portland stone and open lancets, and the Conservation team are now in support of the proposal, providing that the tower completion is historically accurate and 'scholarly'. The Conservation Officer has recommended a number of conditions which seek to achieve this aim.

External Consultees

8.5 **Greater London Authority** – were consulted on 11 July 2019 due to the fact that the height of the tower extension exceeds 15 metres. No response received to date.

9. RELEVANT STATUTORY DUTIES, DEVELOPMENT PLAN CONSIDERATIONS AND POLICIES

9.1 Islington Council (Planning Sub Committee A), in determining this planning application, has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: the relevant Development Plan is the London Plan and Islington's Local Plan);
- To have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990) and;
- To pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (s72(1)).

9.2 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
- Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

9.3 Members of the Planning Sub Committee A must be aware of the rights contained in the Convention (particularly those set out above) when making planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.

9.4 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty, *inter alia*, when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.5 In considering the planning application account must be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees. This report considers the proposal against the following documents:

National Policy

- 9.6 The National Planning Policy Framework 2019 (hereafter ‘the NPPF’) contains a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with the development plan without delay. The NPPF also contains guidance on determining planning applications for development affecting designated heritage assets. The NPPF is a material consideration in the determination of this application and has been taken into account during the assessment of these proposals.

Development Plan

- 9.7 The Development Plan is comprised of the London Plan 2016, the Islington Core Strategy 2011, the Islington Development Management Policies 2013, the Finsbury Local Plan 2013 and the Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Documents (SPDs)

- 9.8 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- The design of the proposed development and its impact on the Grade II listed building and the St Mary Magdalene Conservation Area; and
- The impact of the proposal on the amenity of neighbours.

Design and impact on heritage assets

- 10.2 Under s66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority has a duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 (1) of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 10.3 Paragraph 200 of the NPPF provides that planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets which would enhance or better reveal their significance, and that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. The NPPF also provides, in paragraphs 194-196, that any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification.
- 10.4 London-wide planning policies relevant to design and conservation are set out in Chapter 7 of the London Plan. The Mayor of London’s Character and Context SPG is also relevant. At the local level, Policy CS9 of the Islington Core Strategy requires new buildings to be sympathetic in scale and appearance and complementary to local identity and provides that the historic significance of Islington’s unique heritage assets and historic environment will be conserved and enhanced. Policy DM2.1 of Islington’s Development Management Policies requires new development, *inter alia*, to respect and respond positively to existing buildings, the streetscape and wider context. Policy DM2.3 further provides that the borough’s heritage assets should be conserved and enhanced in a manner appropriate to their significance and also provides that ‘*proposals to repair, alter or extend a listed building must be justified and appropriate. Consequently, a high level of professional skill and craftsmanship will be required.*’

- 10.5 The significance of the Sacred Heart of Jesus Roman Catholic Church arises from the area's social and economic history and from the notoriety of the architect, in addition to the architectural details it possesses (particularly the interior, which are consistent with Pownall's other Roman Catholic churches). The area in which the church is located was, at the time it was originally constructed, one which suffered from extreme poverty. As a champion of the growing philanthropic movement to improve the physical environment of deprived urban areas, Pownall sought to bring architectural beauty to London's poorer neighbourhoods, and the Sacred Heart – and his other notable works, such as the Grade I listed St Peter's in Wapping – are important surviving examples of this endeavour. The tower was a crucial part of Pownall's original design; its omission constitutes a loss in both aesthetic and heritage terms. The reinstatement of the tower to the original specifications - however belated – provides an opportunity to enhance the significance of the listed building and restore integrity to the church. The proposal is considered to enhance and better reveal the significance of the listed building and, in accordance with para. 200 of the NPPF 2019, is supported.
- 10.6 Some objectors have expressed the view that it is inappropriate to complete the tower now - nearly 150 years after the foundation stone was laid - and the fact the tower is missing is part of the building's story. However, the reason the tower was never built was because the Parish ran out of money; the current form of the building is therefore not the result of a historically significant event. Whilst there is the potential for some loss of legibility of the evolution of the historic building, and therefore authenticity, the aesthetic value (in terms of the integrity of the original design) and symbolic value of the tower (in terms of wealth and piety) are highly important characteristics of the original design, and of Victorian ecclesiastical buildings in general. The construction of the tower would enable a better appreciation of the heritage asset as it was intended to be experienced. Relevant statutory bodies including Historic England, the Victorian Society and Ancient Monuments Society have all expressed support in principle (during the Faculty application process), lauding the tower as a 'brave and commendable' scheme which would enhance the significance of the listed building. A dedicatory plaque has been suggested to deal with the issue of authenticity, giving the date of the tower completion (see Condition 6).
- 10.7 The St Mary Magdalene Conservation Area as a whole, which extends west from the site, contains many historic (predominantly Victorian) buildings and although streets vary in their individual character, the quality of architecture and townscape throughout the area is high. However, it must be noted that the church itself is right at the very edge of the conservation area and its immediate context is characterised by much larger, contemporary buildings. Other than the church itself and the adjoining locally listed building at 6 Eden Grove, there is very little 'true' historic fabric left in the immediate vicinity, which likely explains why the conservation area boundary has been curtailed in the way it has. The church clearly makes a significant and positive contribution to the conservation area; more so than any other building in the vicinity. That being the case, any enhancement of the church also represents a significant enhancement to the conservation area and a reinforcement of its historic character.
- 10.8 The existing church is 15.5 metres in height and the extension to the tower measures another 15.5 metres, taking the total height of the building to 31 metres, which would be considered a 'tall building' within the definition in Islington's local plan. Policy CS9 (Part E) of the Core Strategy and Policy DM2.1 (Part C) of the Islington Development Management Policies set out very specific locations in the south of the Borough where tall buildings may be suitable; this site is not within those areas. However, the application is not for a 'typical' tall building of the kind which Policies CS9 and DM2.1 seek to resist, and should be assessed according to its individual circumstances. The tower would be visible from several locations within the conservation area and from elsewhere within Islington and, most notably, it would be highly prominent in long views looking south west along Eden Grove from Holloway Road. However, it does not lie within any strategic viewing corridors and, due to its shape, is considered to make a unique and positive contribution to the townscape. It is also noted that there are many taller buildings in the area, such as the 9-storey Carronade Court and the recently constructed buildings near Holloway Road station. Some objectors have suggested that a shorter, more proportionate tower may be more appropriate. However, the tower is only a heritage benefit to the extent that it is an accurate representation of Pownall's original design. A tower with more 'squat' proportions would not be an accurate depiction of the original Victorian design and would not be considered acceptable in heritage terms.

- 10.9 Given all of the above, it is considered that the proposal represents an enhancement to the significance of both the listed building and the conservation area and is supported. However, it is crucial - given the visibility of the tower and the purpose it seeks to achieve - to ensure that it is constructed in a scholarly fashion and to the highest quality. Three conditions are proposed to achieve this (it is also noted that the Faculty application will look carefully at such details). Condition 3 seeks to ensure that the works carried out to the building match the existing work in terms of material, colour, texture and profile; Condition 4 requires the submission and approval of a detailed design statement including drawings at a scale of 1:10 or 1:20 of all architectural details to the proposed tower, prior to development commencing; and Condition 5 requires the submission and approval of details and samples of all facing materials. Together, these conditions are designed to ensure high quality design and detailing and the safeguarding of the heritage asset in accordance with Policy DM2.3.

Impact on neighbouring amenity

- 10.10 Policy 7.6 of the London Plan provides that development should not cause unacceptable harm to the amenity of surrounding properties, particularly residential buildings. This is reflected at local level in Policy DM2.1 of the Islington Development Management Policies, which requires developments to provide a good level of amenity, including consideration of noise, disturbance, overshadowing, overlooking, privacy, direct daylight and sunlight, over-dominance, sense of enclosure and outlook.

Daylight and sunlight

- 10.11 The applicant has submitted a Daylight and Sunlight report prepared by Flow Analysis Limited to test the impacts of the proposed tower on a number of surrounding properties at Carronade Court, Geary House, the adjoining presbytery and the primary school. The applicant's chosen methodology follows guidance provided in the Building Research Establishment's 'Site Planning for Daylight and Sunlight' document, published in 2011. A total of 69 windows of surrounding properties have been identified as potentially affected by daylight and sunlight issues, and these windows have been tested using the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH)/Winter Probable Sunlight Hours (WSPH) tests.
- 10.12 The BRE guidance advises that if the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in daylight. In this instance, 68 of the 69 windows tested comfortably meets these values. Only a single window would retain less than 0.8 of its former value, which is a third floor window in the adjoining presbytery. However, even then, it retains 0.77 of its former values, a minimal reduction which would generally be considered acceptable in an urban environment such as this. Overall, it is considered that there would be limited and minimal adverse impact on daylight received by surrounding residential properties.
- 10.13 The applicant has identified 62 windows within 90° of due south and therefore potentially affected by the proposed development in terms of sunlight. The applicant has used the APSH test to ascertain whether the centre of adjacent windows (facing) would receive 25% of annual probable sunlight hours, including at least 5% of those hours in the winter months between 21st September and 21st March, as required by the BRE guidance. If the available sunlight hours are both less than these amounts and less than 0.8 times their former value, occupants would notice a loss of sunlight. Of the 62 windows tested, all windows either receive greater than 25% APSH and 5% WSPH or retain greater than 0.8 of their former values. Therefore, there will be no noticeable impact in terms of sunlight.
- 10.14 The applicant has not carried out any overshadowing assessment in relation to outdoor amenity spaces in the vicinity of the tower but, given the development's relatively narrow profile, it is considered that overshadowing to any nearby amenity spaces would be minimal. There is a playground associated with the Sacred Heart Primary School directly opposite the site, but this is unlikely to be affected to a significant degree due to its orientation and would only be affected later on in the day. There is a row of garden spaces at Geary House, but again these have a favourable orientation in relation to the tower, and are approximately 50 metres away from the proposed development. There is also what appears to be an amenity space on a flat roof to the rear of Carronade Court, but this is already overshadowed considerably by the building at No. 60 and it is considered that the proposed tower would be unlikely to increase overshadowing of this space to a significant degree.

Overlooking/loss of privacy, outlook and enclosure to adjoining properties

- 10.15 The tower is purely decorative and includes no useable floor space. It is also open to the elements. Access to the tower will be solely for church personnel, and only for the purposes of maintenance, and it is therefore considered likely that the tower will be 'occupied' on a very infrequent basis. In addition, all windows to surrounding residential properties in Carronade Court, Eden Grove and Piper Close are located further than 18 metres from the tower, meeting the general guideline set out in paragraph 2.14 of Islington's Development Management Policies; many of the windows are also at oblique angles so that opportunities for overlooking would be highly limited in any event.
- 10.16 It is noted that the new tower will develop and additional height to the church building where up until present no built form has existed. Therefore, it is inevitable that the development will be noticeable from the rear windows and balconies of adjoining properties and will change the outlook and overall views from these properties over what currently exists on site. However, planning does not protect rights to a view in planning terms but seeks to safeguard any material loss of outlook or increased enclosure from new developments. In this case the new spire would be noticeable from adjoining residential spaces and terraces but the overall separation distances between the site and adjoining properties, the oblique angles of view and the acceptable overall massing and scale of the tower and sloping and diminishing scale as it increases in height is considered to ensure that there would be no material loss of outlook or undue increase in enclosure levels to the habitable room windows and outside spaces of adjoining residential uses in this case such that a refusal of the application on this basis could be reasonably sustained.

Noise

- 10.17 A number of objectors have expressed concern that, should the tower be fitted with church bells, this would cause noise disturbance to surrounding residents. It is confirmed that there are no bells proposed for the tower. Therefore, there will be no noise disturbance caused by the completed development.

Other issues raised by residents and consultees

Noise, disturbance and traffic during construction

- 10.18 It is accepted that, due to the constrained nature of the site, narrow roadways and proximity to a primary school, the construction process is likely to result in some noise and disturbance to neighbouring properties. It is therefore considered appropriate to attach a condition requiring submission of a construction management plan (see Condition 7).

Loss of private views

- 10.19 It is well established that the loss of a view is not a material planning consideration and cannot be taken into account during determination of a planning application. Likewise, the fact that a premium was paid by occupiers of private property for such a view is also irrelevant to the determination of a planning application. The exception is where the view from a particular location is also a valued public asset, but this is not the case here (the site lies outside all strategic viewing corridors).

The money could be put to better use

- 10.20 The local planning authority can only assess the merits of any given proposal before it, having regard to the development plan and other material planning considerations. It is not entitled to question the manner in which the applicant wishes to spend its money.

Structural integrity

- 10.21 Though something which is usually considered when dealing with an application for listed building consent (and will be considered under the Faculty application), the structural impact of the new tower is not a material planning consideration. Notwithstanding this, members may wish to note that the applicants have provided a report from a structural engineer confirming that the structure of the existing church will be adequate to support the load of the completed tower. The report recommends that further investigations are carried out prior to the development commencing, and it is also noted that the development will be subject to approval under the Building Regulations.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 Please see paragraphs 4. To 4.5 within this report.

Conclusion

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

| | |
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| 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.</p> |
| 2 | Approved plans |
| | <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans and details:</p> <p style="padding-left: 40px;">Site location plan 01 3100 105 918110 Rev. E 01 3100 103 Rev. E 01 3100 104 Rev. E Design & Access Statement (version 3, 6 November 2018) Heritage Statement (12 November 2018) Historic perspective sketch by F.H. Pownall Email from John Willcock dated 30 August 2018 and attached photographs and architectural detail drawing Daylight and Sunlight Assessment (16 November 2018)</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 | Works and finishes to match (compliance) |
| | <p>CONDITION: All new external works, internal works, 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. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset and ensure high quality design and detailing.</p> |
| 4 | Detailed design statement (details) |
| | <p>CONDITION: Notwithstanding the plans hereby approved, a detailed design statement including drawings at a scale of 1:10 or 1:20 (as appropriate) of all architectural details to the proposed tower, shall be submitted to, and approved in writing by, the Local Authority prior to the relevant works commencing.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset and ensure high quality design and detailing.</p> |

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|----------|---|
| 5 | Samples of facing materials (details) |
| | <p>CONDITION: Notwithstanding the plans hereby approved, details and samples of all facing materials, including a brick sample panel constructed in-situ, shall be submitted to, and approved in writing by, the Local Authority prior to the relevant works commencing.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset and ensure high quality design and detailing.</p> |
| 6 | Dedicatory plaque (details) |
| | <p>CONDITION: Notwithstanding the plans hereby approved, details of a dedicatory plaque relating to the completion of the tower, including its proposed location, shall be submitted to, and approved in writing by, the Local Authority prior to completion of the tower.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset and in particular its authenticity.</p> |
| 7 | Construction Management Plan (details) |
| | <p>CONDITION: No development shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The statement shall provide details of:</p> <ul style="list-style-type: none"> a. the parking of vehicles of site operatives and visitors; b. loading and unloading of plant and materials; c. storage of plant and materials used in constructing the development; d. the erection and maintenance of any scaffolding or security hoardings; e. wheel washing facilities; and f. measures to control the emission of dust and dirt during construction. <p>The development shall be carried out strictly in accordance with the Statement as approved throughout the construction period.</p> <p>REASON: To protect the amenity of neighbouring occupiers.</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 2019 and Planning Policy Guidance (PPG) seek to secure growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2016, the Islington Core Strategy 2011, the Islington Development Management Policies 2013, the Finsbury Local Plan 2013 and the Site Allocations 2013.

A. The London Plan 2016 - Spatial Development Strategy for Greater London

| | |
|------------|---------------------------------|
| Policy 7.4 | Local character |
| Policy 7.6 | Architecture |
| Policy 7.8 | Heritage assets and archaeology |

B. Islington Core Strategy 2011

| | |
|------------|---|
| Policy CS8 | Enhancing Islington's character |
| Policy CS9 | Protecting and enhancing Islington's built and historic environment |

C. Islington Development Management Policies 2013

| | |
|--------------|----------|
| Policy DM2.1 | Design |
| Policy DM2.3 | Heritage |

3. Designations

Grade II listed building (church and presbytery)
St Mary Magdalene Conservation Area

4. Supplementary Planning Guidance (SPGs) / Documents (SPDs)

The London Plan

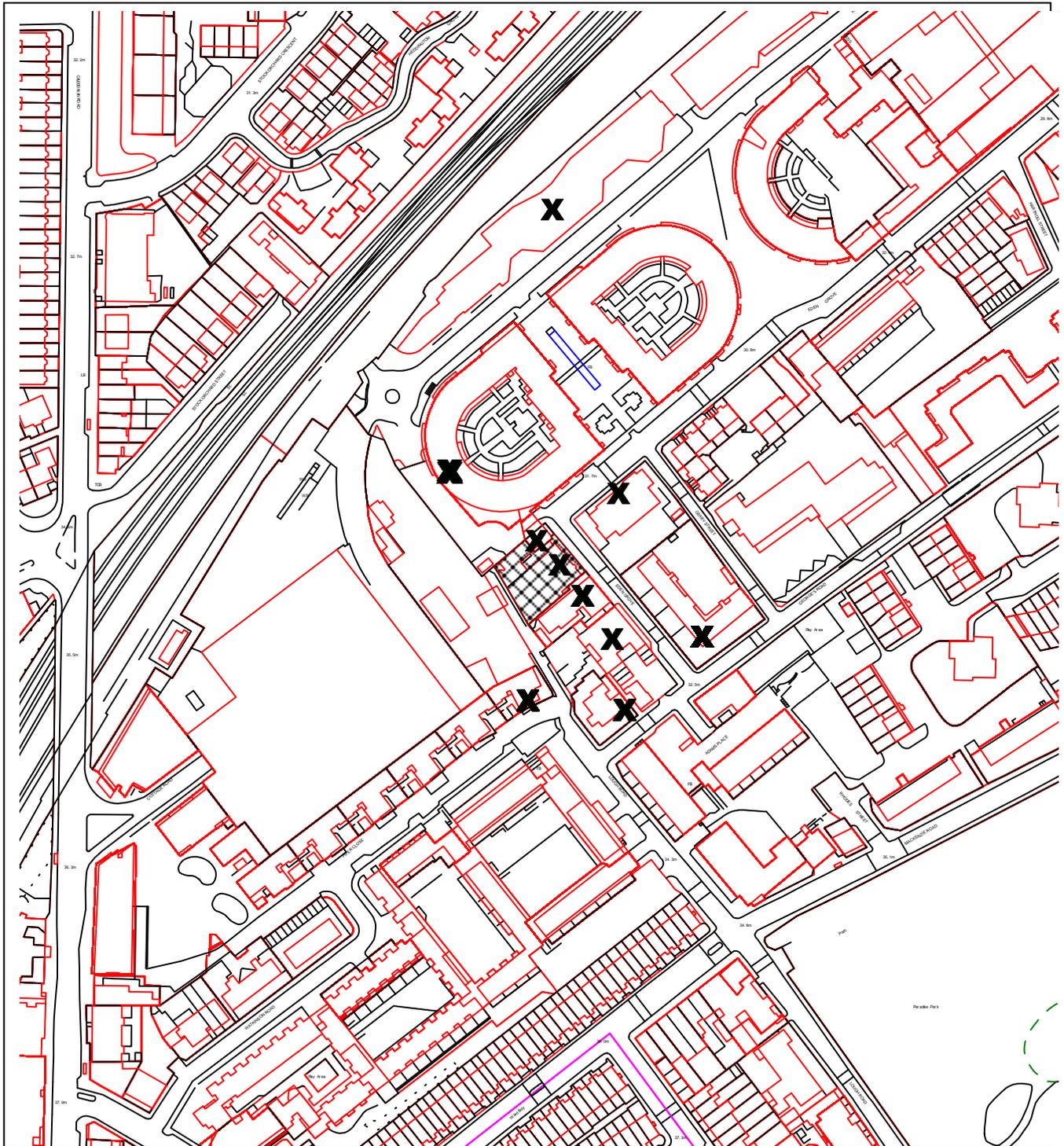
Character and Context (2014)

Islington Development Plan

Islington Urban Design Guide (2017)

St Mary Magdalene Conservation Area Design Guidelines (2002)

ISLINGTON



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P2018/1453/FUL

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**PLANNING COMMITTEE ADDENDUM
REPORT**

Development Management Service
Planning and Development Division
Environment and Regeneration Department

| | | | |
|---------------------------------|-------------------|---------------------|-----------|
| PLANNING SUB COMMITTEE A | | AGENDA ITEM: | B3 |
| Date: | 03 September 2019 | NON-EXEMPT | |

| | |
|--------------------------|---|
| Application number | P2018/1453/FUL |
| Application type | Full Planning |
| Ward | Holloway |
| Listed building | Grade II Listed |
| Conservation area | St Mary Magdalene |
| Development Plan Context | Article 4 Direction A1 to A2 |
| Licensing Implications | None |
| Site Address | Catholic Church of the Sacred Heart of Jesus, 64 Eden Grove, London, N7 8EN |
| Proposal | Construction of a tower over the existing listed church and associated alterations. |

| | |
|--------------|------------------------------|
| Case Officer | Rebecca Neil |
| Applicant | Westminster RC Diocese Trust |
| Agent | John Willcock Architects |

1.0 RECOMMENDATION

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

- the conditions set out in Appendix 1; and
- no objection or direction being received from the Greater London Authority (GLA) raising new issues not considered in this report.

2. COMMITTEE UPDATES AND ADDITIONAL INFORMATION

Submission of an updated overshadowing report for the proposed development.

- 2.1 Within paragraph 10.14 of the published officer's committee report, officers noted that the current submission did not include an overshadowing assessment of the proposal in relation to its potential adverse impacts in terms of overshadowing to adjacent residential terrace/amenity areas of Carronade Court and Geary House. Officers considered that bearing in mind the tapering form of the proposal and the reasonably large distances between adjoining properties and the site and oblique views of the development from surrounding properties that the development is not considered to have any material adverse harm on adjoining residents in terms of overshadowing in this case.
- 2.2 An updated overshadowing and sunlight/daylight report has been submitted to the council on the 27th August which is attached to the published committee report. The report confirms that there would be no material loss of sunlight/daylight, material overshadowing to adjoining residential uses and amenity spaces in accordance with Bre Guidance to any material adverse degree to justify refusal of the application on this basis.
- 2.3 This additional information is brought to member's attention ahead of the full consideration of the planning merits of the case at committee on the 3rd of September 2019.

8 AMENITY AREA SUNLIGHT RESULTS

The sunlight results for the amenity areas as labelled in Figures 2 and 3 shown in Table 4.

| Amenity | Amenity area (m ²) | Existing area lit (m ²) | Proposed area lit (m ²) | Existing % | Proposed % | Factor Proposed / existing (%) | Pass/Fail Criterion 3 |
|---------------------------|--------------------------------|-------------------------------------|-------------------------------------|------------|------------|--------------------------------|-----------------------|
| carronade central amenity | 1228.13 | 428.75 | 428.75 | 34.91 | 34.91 | 100 | Pass |
| carronade roof1 | 28.58 | 21.79 | 21.79 | 76.24 | 76.24 | 100 | Pass |
| carronade roof2 | 20.31 | 15.6 | 15.6 | 76.78 | 76.78 | 100 | Pass |
| carronade roof3 | 19.07 | 13.61 | 13.61 | 71.38 | 71.38 | 100 | Pass |
| school playground | 491.19 | 470.02 | 470.02 | 95.69 | 95.69 | 100 | Pass |
| geary garden | 77.23 | 66.91 | 66.91 | 86.64 | 86.64 | 100 | Pass |

Table 4. Amenity area sunlight hour results for 21st March.

3. Conclusion

- 3.1 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATIONS (MAIN COMMITTEE REPORT).



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CONTRACT REPORT – SACRED HEART OF JESUS RC CHURCH TOWER

Client : Fr Gideon Wagay, The Presbytery, 62 Eden Grove, London. N7 8EN

Client Ref : N/A

Our Ref : WILL/18/01/R

Date : 13th August 2019

Version : 2

Author : Dr N E May

Pages : 20

SUMMARY

The extent of overshadowing of neighbouring properties due to a planned tower extension to the Sacred Heart of Jesus RC Church, Eden Grove, London has been assessed using 3D computer software. The loss of daylight and sunlight to the affected windows, daylight distribution to affected rooms (no sky line) and loss of sunlight to amenity areas have been quantified and the results have been analysed using widely accepted BRE criteria. It is predicted that:

- The loss of both daylight and sunlight to windows is within acceptable limits.
- The reduction in room areas which receive direct skylight is within acceptable limits
- The loss of sunlight to amenity areas is within acceptable limits

Therefore, the overall overshadowing impact of the proposal on the surrounding neighbourhood is within acceptable limits

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1 BACKGROUND

Overshadowing occurs when buildings are in close proximity relative to their size. It manifests itself in reduced levels of daylight and sunlight in part, or all of the affected buildings. Daylight refers to the level of diffuse natural light coming from the surrounding sky dome or reflected off adjacent surfaces. Sunlight, on the other hand, refers to direct sunshine and is very much brighter than ambient daylight. A key difference between the two is that sunlight is highly dependent on orientation, whereas orientation has no effect on daylight.

In simple terms, the potential for daylight at a particular point may be quantified by assessing the proportion of the sky that is 'visible' from that point, i.e. not obscured by objects such as buildings. For points located on vertical surfaces such as walls, this proportion of visible sky is termed the 'vertical sky component' or VSC.

When there is a knowledge of affected window sizes and affected room dimensions, additional analyses may be undertaken for a more in-depth assessment of daylight. One of these analyses is to consider the daylight quality or daylight distribution within a room via a consideration of the no-sky line. This divides the area in a room which receives direct skylight (or has a view of the sky) from the area which doesn't.

Sunlight to windows is assessed by means of annual 'probable sunlight hours' that a window receives. This is achieved by considering both the complete annual shading variation at the window, and the statistical sunshine averages for the location in question.

Amenity area sunlight is assessed by considering whether or not significant areas receive no direct sunlight at all for a large part of the year. Accordingly, the equinox (21st March) is suggested as being the best date for evaluation, since if an area receives little sunlight on this date, it will be in almost permanent shade during the six winter months.

All of four of the above quantities are considered in the assessment carried out for this report.

2 QUANTIFYING OVERSHADOWING

As stated in the previous section, the question of the extent of overshadowing by one building on another is answered by considering the loss of daylight and sunlight. When examining a case of claimed potential loss of daylight and sunlight resulting from a new development, it is important that any analyses are as objective as possible. To achieve this objectivity in the present study, the guidelines laid down in the widely accepted BRE guidebook 'Site layout planning for daylight and sunlight: a guide for good practice', 2nd edition 2011 by P J Littlefair are adhered to. From now on in this document this guidebook will be referred to as *ref1*.

As stated in *ref1*, any potential reduction in daylight received by a vertical wall which contains one or more windows, may be quantified by calculating the 'vertical sky component' (VSC) (see appendix A for a definition of vertical sky component). The VSC may be calculated at any number of points, but it is suggested in *ref1*, that the

centre of windows are used as reference points, or if the positions of windows are not known, a series of reference points 1.6m above ground level may be used. If the latter point positioning is used, the reference points should be spaced no more than 5m apart horizontally. To quantify the amount of daylight, the VSC is then calculated at all these reference points. Following the recommendations in *ref1* (page 7), the first criterion that is used to quantify overshadowing from these calculated values of VSC is the following:

Criterion1 - *'If the VSC with the new development in place is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight'. If this occurs the reference point will be deemed to fail the criterion.*

In the present study, **Criterion1** is tested at each of the above reference points.

The effect on daylight distribution in a room is assessed via the no-sky line, which requires a knowledge of the layout of the room. This divides the area in a room which receives direct skylight (or has a view of the sky) from the area which doesn't. The effect on daylight distribution is quantified by ascertaining the reduction in room area which can receive direct skylight as a result of a new development:

Criterion2 - *'If the area of the working plan in a room which can receive direct skylight is reduced to less than 0.8 times its former value, then the diffuse daylighting may be adversely affected'*

To quantify the potential loss in sunlight, the first stage is to calculate the number of annual 'probable sunlight hours' which the interior receives. As stated in *ref1*, annual 'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question. In the present study, the number of annual probable sunlight hours is calculated at each of the same reference points used to calculate the VSC. Following the recommendations in *ref1* (page17), the second criterion, which is used to quantify overshadowing, is the following:

Criterion3 - *'If the available sunlight hours are both less than the 'amount above' and less than 0.8 times their former value, either over the whole year or just in the winter months (21 September to 21 March), then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of annual probable sunlight hours the room may appear colder and less cheerful and pleasant'. (Where 'amount above' = 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months (21 September to 21 March)).*

If this occurs the reference point will be deemed to fail the criterion.

Note that the above criterion need only be assessed for windows facing within 90 degrees of due south. *ref1*, also suggests that only windows serving living rooms and conservatories need to be assessed (page 16).

Section 3.3 of *ref1* covers the issue of overshadowing of amenity areas by surrounding buildings. This suggests that overshadowing should be quantified by assessing whether or not significant areas of the affected amenity space receive no direct sunlight at all for a large part of the year. Accordingly, the equinox (21st March) is suggested as being the best date for evaluation, since if an area receives little sunlight on this date, it will be in almost permanent shade during the six winter months (the time between the equinoxes).

Therefore, in the present analysis, the criterion used to assess the impact of the proposed development on the surrounding amenity spaces is quoted from *ref1* as follows:

Criterion4 - *'It is recommended that for it to appear adequately sunlit through the year, at least half of the garden or amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development, an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.'*

3 CALCULATION METHODS

A validated and verified 3D building analysis computer programme is used to calculate all quantities (Tas version 4.4.1 by EDSL Ltd). Refer to appendices A and B for more detail of VSC and APSH.

4 THE MODEL FOR SACRED HEART OF JESUS RC CHURCH

The model has been created based on the following drawings supplied by John Willcock Architects:

- Church drawings:
 - Drg No. 01-3100-103D – plan and elevations as proposed
 - Drg No. 01-3100-104D – elevations as proposed
- Site plan:
 - Location plan (from Ordnance Survey)
- Surrounding buildings:
 - New school annex (opposite) drawings – 01-3074-207C, 01-3074-208D, 01-3074-209B, 01-3074-210A, 01.2074.202D, 01.2074.203C, 01.2074.204E.
 - Survey drawings showing heights and window locations of other surrounding buildings – 911313-E1, 911313-E2, 911313

The planning application drawings for Carronade court (application P072463) have been downloaded which provide room layouts for the first floor. It is assumed that other floors follow a similar arrangement. These drawings also show the windows and window sizes in detail.

The window sizes and room sizes for affected rooms in the Presbytery were obtained on a site visit conducted on 7th August 2019.

Some views of the model are shown in Figures 1 – 6.

Some comments on the model are as follows:

- Buildings are included which are either affected by the proposed development or cause a significant mutual overshadowing between existing buildings.
- The windows to Geary are not exact and the dimensions of the rooms served by these windows are estimated. Only two columns of windows are analysed in Geary which are closed to the development and hence will be worst-affected. A greater number of windows and rooms to Carronade are analysed since it is not clear where the worst-case windows will be.
- An inspection of the architectural plan drawings for the school annex (John Willcock Architects drawings 01.2074.202D, 01.2074.203C, 01.2074.204E) revealed that the facing windows all serve either WCs or circulation spaces. Hence following *ref1*, these rooms and windows are not analysed

5 WINDOW DAYLIGHT RESULTS

The daylight results for the affected windows are shown in Table 1 below. The factor reduction in VSC is at least 0.8 for all windows. (In addition, the VSC is greater than 27% for many windows after development). **Therefore, with reference to criterion1, it is demonstrated that the loss of daylight due to the proposal is predicted to be within acceptable limits.**

| room | window | VSC before development (%) | VSC after development (%) | Factor reduction in VSC | Pass/fail criterion1 |
|---------------|----------------------|----------------------------|---------------------------|-------------------------|----------------------|
| carronade 1_1 | carronade1 | 15.73 | 15.73 | 1 | Pass |
| carronade 1_2 | carronade1 | 25.82 | 24.41 | 0.95 | Pass |
| carronade 1_2 | carronade_door_large | 15.84 | 15.84 | 1 | Pass |
| carronade 1_2 | carronade_door_large | 22.85 | 21.99 | 0.96 | Pass |
| carronade 1_2 | carronade_door_large | 1.29 | 1.14 | 0.88 | Pass |
| carronade 1_3 | carronade1 | 24.86 | 23.54 | 0.95 | Pass |
| carronade 1_4 | carronade1 | 27.58 | 26.84 | 0.97 | Pass |
| carronade 1_4 | carronade_door_large | 15.71 | 15.71 | 1 | Pass |
| carronade 1_4 | carronade_door_large | 29.07 | 27.6 | 0.95 | Pass |
| carronade 1_4 | carronade_door_large | 9.83 | 8.86 | 0.9 | Pass |
| carronade 1_5 | carronade_door_large | 17.98 | 17.98 | 1 | Pass |
| carronade 1_5 | carronade_door_large | 29.53 | 28.58 | 0.97 | Pass |
| carronade 1_5 | carronade_door_large | 13.24 | 12.3 | 0.93 | Pass |
| carronade 1_5 | carronade1 | 26.88 | 25.72 | 0.96 | Pass |
| carronade 1_6 | carronade1 | 27.53 | 27.53 | 1 | Pass |
| carronade 2_1 | carronade1 | 21.66 | 20.93 | 0.97 | Pass |

| | | | | | |
|---------------|--------------------------|-------|-------|------|-------------|
| carronade 2_2 | carronade1 | 28.9 | 27.25 | 0.94 | Pass |
| carronade 2_2 | carronade_door _small | 26.12 | 24.12 | 0.92 | Pass |
| carronade 2_3 | carronade1 | 23.92 | 22.06 | 0.92 | Pass |
| carronade 2_4 | carronade1 | 31.12 | 29.74 | 0.96 | Pass |
| carronade 2_4 | carronade_door _small | 30.05 | 28.35 | 0.94 | Pass |
| carronade 2_5 | carronade1 | 24.9 | 23.73 | 0.95 | Pass |
| carronade 2_5 | carronade_door _small | 30.99 | 30.04 | 0.97 | Pass |
| carronade 2_6 | carronade1 | 33.09 | 32.28 | 0.98 | Pass |
| carronade 3_1 | carronade1 | 28.28 | 26.14 | 0.92 | Pass |
| carronade 3_2 | carronade1 | 34.74 | 32.39 | 0.93 | Pass |
| carronade 3_2 | carronade1 | 34.34 | 31.97 | 0.93 | Pass |
| carronade 3_3 | carronade_door _large | 22.06 | 20.69 | 0.94 | Pass |
| carronade 3_3 | carronade_door _large | 23.59 | 23.59 | 1 | Pass |
| carronade 3_3 | carronade_door _large | 35.96 | 33.91 | 0.94 | Pass |
| carronade 3_4 | carronade1 | 35.07 | 33.52 | 0.96 | Pass |
| carronade 3_4 | carronade1 | 32.67 | 31.26 | 0.96 | Pass |
| carronade 3_5 | carronade_door _large | 22.99 | 21.59 | 0.94 | Pass |
| carronade 3_5 | carronade1 | 33.32 | 33.32 | 1 | Pass |
| carronade 3_5 | carronade_door _large | 24.6 | 24.6 | 1 | Pass |
| carronade 3_5 | carronade_door _large | 36.62 | 35.35 | 0.97 | Pass |
| carronade 3_6 | carronade1 | 36.7 | 35.77 | 0.97 | Pass |
| carronade 4_1 | carronade_door _small | 31.94 | 31.37 | 0.98 | Pass |
| carronade 4_1 | carronade1 | 37.78 | 34.8 | 0.92 | Pass |
| carronade 4_1 | carronade1 | 37.7 | 35.17 | 0.93 | Pass |
| carronade 4_1 | carronade1 | 37.7 | 36.1 | 0.96 | Pass |
| carronade 4_2 | carronade_door _small | 36.37 | 33.94 | 0.93 | Pass |
| carronade 4_2 | carronade top | 37.56 | 35.52 | 0.95 | Pass |
| carronade 4_3 | carronade_door _small | 37.96 | 36.07 | 0.95 | Pass |
| carronade 4_4 | carronade_door _small | 38.29 | 37.03 | 0.97 | Pass |
| carronade 4_4 | carronade_door _small | 38.19 | 36.65 | 0.96 | Pass |
| carronade 4_5 | carronade_door _small | 38.18 | 37.12 | 0.97 | Pass |
| carronade 4_5 | carronade_door _small | 38.32 | 37.4 | 0.98 | Pass |
| carronade 4_6 | carronade_door | 38.39 | 37.53 | 0.98 | Pass |

| | | | | | |
|---------------------|-------------------------|-------|-------|------|-------------|
| | _small | | | | |
| geary grnd | geary1 | 26.86 | 26.37 | 0.98 | Pass |
| geary grnd | geary1 | 26.16 | 25.56 | 0.98 | Pass |
| geary 1st | geary1 | 30.5 | 29.9 | 0.98 | Pass |
| geary 1st | geary1 | 29.4 | 28.79 | 0.98 | Pass |
| geary 2nd | geary1 | 33.79 | 33.19 | 0.98 | Pass |
| geary 2nd | geary1 | 32.88 | 32.14 | 0.98 | Pass |
| geary 3rd | geary1 | 35.89 | 35.31 | 0.98 | Pass |
| geary 3rd | geary1 | 35.13 | 34.35 | 0.98 | Pass |
| presbytery grnd1 | presby1,2,5,6 | 6.52 | 6.47 | 0.99 | Pass |
| presbytery grnd1 | presby1,2,5,6 | 7.03 | 6.72 | 0.96 | Pass |
| presbytery grnd2 | presby3,4,8,9,1 0,11 | 8.92 | 8.25 | 0.92 | Pass |
| presbytery grnd2 | presby3,4,8,9,1 0,11 | 8.76 | 7.96 | 0.91 | Pass |
| presbytery 1st1 | presby1,2,5,6 | 9.76 | 9.35 | 0.96 | Pass |
| presbytery 1st1 | presby1,2,5,6 | 11.31 | 10.2 | 0.9 | Pass |
| presbytery 1st2 | presby3,4,8,9,1 0,11 | 14.86 | 13.17 | 0.89 | Pass |
| presbytery 1st2 | presby3,4,8,9,1 0,11 | 14.52 | 13.14 | 0.9 | Pass |
| presbytery 1st2 | presby3,4,8,9,1 0,11 | 12.67 | 11.63 | 0.92 | Pass |
| presbytery 1st2 | presby3,4,8,9,1 0,11 | 10.08 | 9.29 | 0.92 | Pass |
| presbytery 1st3 | presby19,20 | 13.28 | 11.28 | 0.85 | Pass |
| presbytery 1st3 | presby19,20 | 14.84 | 12.88 | 0.87 | Pass |
| presbytery 2nd1 | presby12 | 17.95 | 14.83 | 0.83 | Pass |
| presbytery 2nd2 | presby15,16,17, 18 | 23.13 | 20.11 | 0.87 | Pass |
| presbytery 2nd3 | presby15,16,17, 18 | 23.74 | 21.44 | 0.9 | Pass |
| presbytery 2nd4 | presby15,16,17, 18 | 23.27 | 21.5 | 0.92 | Pass |
| presbytery 2nd5 | presby15,16,17, 18 | 16.68 | 15.43 | 0.93 | Pass |
| presbytery 2nd6 | presby21 | 25.63 | 22.86 | 0.89 | Pass |
| presbytery 2nd6 | presby21 | 20.8 | 20.52 | 0.99 | Pass |

Table 1. Vertical Sky Component (VSC) results for affected window.

6 ROOM DAYLIGHT DISTRIBUTION RESULTS

The results showing the reduction in room area which receives direct skylight are shown in Table 2. The factor reduction in is at least 0.8 for all rooms. **Therefore, with reference to criterion2, it is demonstrated that the change in no-sky line due to the proposal is predicted to be within acceptable limits**

| room | Lit Area Existing (m ²) | Lit Area Proposed (m ²) | Factor reduction in lit area | Pass/fail criterion2 |
|------------------|-------------------------------------|-------------------------------------|------------------------------|----------------------|
| carronade 1_1 | 9.25 | 9.25 | 1 | Pass |
| carronade 1_2 | 26.9 | 26.29 | 0.98 | Pass |
| carronade 1_3 | 10.42 | 10.42 | 1 | Pass |
| carronade 1_4 | 27.27 | 27.27 | 1 | Pass |
| carronade 1_5 | 26.59 | 26.59 | 1 | Pass |
| carronade 1_6 | 12.09 | 12.09 | 1 | Pass |
| carronade 2_1 | 9.96 | 9.67 | 0.97 | Pass |
| carronade 2_2 | 24.23 | 24.17 | 1 | Pass |
| carronade 2_3 | 10.42 | 10.42 | 1 | Pass |
| carronade 2_4 | 24.24 | 24.24 | 1 | Pass |
| carronade 2_5 | 24.79 | 24.79 | 1 | Pass |
| carronade 2_6 | 12.43 | 12.43 | 1 | Pass |
| carronade 3_1 | 10.1 | 10.1 | 1 | Pass |
| carronade 3_2 | 24.3 | 24.3 | 1 | Pass |
| carronade 3_3 | 13.45 | 13.45 | 1 | Pass |
| carronade 3_4 | 24.31 | 24.31 | 1 | Pass |
| carronade 3_5 | 27.82 | 27.82 | 1 | Pass |
| carronade 3_6 | 12.5 | 12.5 | 1 | Pass |
| carronade 4_1 | 35.9 | 35.9 | 1 | Pass |
| carronade 4_2 | 37.67 | 37.67 | 1 | Pass |
| carronade 4_3 | 12.73 | 12.73 | 1 | Pass |
| carronade 4_4 | 25.42 | 25.42 | 1 | Pass |
| carronade 4_5 | 24.44 | 24.44 | 1 | Pass |
| carronade 4_6 | 11.85 | 11.85 | 1 | Pass |
| geary grnd | 20.04 | 20.04 | 1 | Pass |
| geary 1st | 20.39 | 20.39 | 1 | Pass |
| geary 2nd | 20.82 | 20.82 | 1 | Pass |
| geary 3rd | 20.82 | 20.82 | 1 | Pass |
| presbytery grnd1 | 3.48 | 3.48 | 1 | Pass |
| presbytery grnd2 | 10.92 | 10.35 | 0.95 | Pass |
| presbytery 1st1 | 5.28 | 5.03 | 0.95 | Pass |
| presbytery 1st2 | 28.25 | 28.25 | 1 | Pass |
| presbytery 1st3 | 11.23 | 11.17 | 0.99 | Pass |
| presbytery 2nd1 | 4.2 | 3.44 | 0.82 | Pass |
| presbytery 2nd2 | 7.37 | 7.09 | 0.96 | Pass |
| presbytery 2nd3 | 7.66 | 7.53 | 0.98 | Pass |
| presbytery 2nd4 | 7.75 | 7.69 | 0.99 | Pass |
| presbytery 2nd5 | 8.01 | 7.78 | 0.97 | Pass |

| | | | | |
|-----------------|-------|-------|------|-------------|
| presbytery 2nd6 | 16.03 | 15.45 | 0.96 | Pass |
|-----------------|-------|-------|------|-------------|

Table 2. No-sky line results (reduction in area which receives direct sklight)**7 WINDOW SUNLIGHT RESULTS**

As stated in *ref1*, the loss to sunlight should only be considered for windows which serve either living rooms or conservatories and which face within 90 degrees of due south. Since the rooms that windows serve are largely unknown, the results are shown here for all windows which face within 90 degrees of due south.

| Room | Window | Before Development | | After Development | | | | Pass/fail criterion2 |
|---------------|----------------------|----------------------------------|--|----------------------------------|---------------------------|--|---------------------------|----------------------|
| | | % annual probable sunlight hours | % annual probable sunlight hours during winter | % annual probable sunlight hours | Factor reduction (annual) | % annual probable sunlight hours during winter | Factor reduction (winter) | |
| carronade 1_1 | carronade1 | 21 | 6 | 21 | 1 | 6 | 1 | Pass |
| carronade 1_2 | carronade1 | 43 | 9 | 41 | 0.94 | 8 | 0.87 | Pass |
| carronade 1_2 | carronade_door_large | 37 | 8 | 35 | 0.95 | 8 | 1 | Pass |
| carronade 1_3 | carronade1 | 44 | 11 | 42 | 0.96 | 10 | 0.87 | Pass |
| carronade 1_4 | carronade1 | 47 | 12 | 45 | 0.97 | 12 | 0.93 | Pass |
| carronade 1_4 | carronade_door_large | 54 | 13 | 52 | 0.95 | 11 | 0.89 | Pass |
| carronade 1_5 | carronade_door_large | 58 | 17 | 56 | 0.97 | 15 | 0.9 | Pass |
| carronade 1_5 | carronade_door_large | 36 | 15 | 35 | 0.96 | 13 | 0.89 | Pass |
| carronade 1_5 | carronade1 | 47 | 16 | 46 | 0.97 | 15 | 0.92 | Pass |
| carronade 1_6 | carronade1 | 46 | 10 | 46 | 1 | 10 | 1 | Pass |
| carronade 2_1 | carronade1 | 37 | 7 | 36 | 0.99 | 7 | 0.96 | Pass |
| carronade 2_2 | carronade1 | 57 | 13 | 54 | 0.94 | 11 | 0.82 | Pass |
| carronade 2_2 | carronade_door_small | 47 | 10 | 45 | 0.95 | 9 | 0.89 | Pass |
| carronade 2_3 | carronade1 | 48 | 18 | 45 | 0.95 | 16 | 0.86 | Pass |
| carronade 2_4 | carronade1 | 62 | 19 | 59 | 0.96 | 17 | 0.87 | Pass |
| carronade 2_4 | carronade_door_small | 53 | 18 | 51 | 0.96 | 16 | 0.9 | Pass |
| carronade 2_5 | carronade1 | 51 | 21 | 49 | 0.95 | 19 | 0.89 | Pass |
| carronade 2_5 | carronade_door_small | 55 | 21 | 53 | 0.95 | 18 | 0.88 | Pass |
| carronade 2_6 | carronade1 | 62 | 19 | 59 | 0.97 | 17 | 0.89 | Pass |
| carronade 3_1 | carronade1 | 52 | 11 | 50 | 0.96 | 10 | 0.83 | Pass |
| carronade 3_2 | carronade1 | 67 | 26 | 62 | 0.93 | 22 | 0.84 | Pass |
| carronade 3_2 | carronade1 | 67 | 22 | 63 | 0.94 | 18 | 0.84 | Pass |
| carronade 3_3 | carronade_door_large | 48 | 21 | 44 | 0.91 | 17 | 0.79 | Pass |
| carronade 3_3 | carronade_door_large | 73 | 26 | 69 | 0.95 | 23 | 0.85 | Pass |

| | | | | | | | | |
|---------------------|-------------------------|----|----|----|------|----|------|------|
| | oor_large | | | | | | | |
| carrnade 3_4 | carrnade1 | 65 | 24 | 63 | 0.96 | 22 | 0.89 | Pass |
| carrnade 3_4 | carrnade1 | 59 | 17 | 56 | 0.96 | 15 | 0.85 | Pass |
| carrnade 3_5 | carrnade_d oor_large | 48 | 21 | 46 | 0.96 | 19 | 0.9 | Pass |
| carrnade 3_5 | carrnade1 | 62 | 17 | 62 | 1 | 17 | 1 | Pass |
| carrnade 3_5 | carrnade_d oor_large | 73 | 26 | 70 | 0.97 | 24 | 0.91 | Pass |
| carrnade 3_6 | carrnade1 | 71 | 24 | 70 | 0.98 | 22 | 0.94 | Pass |
| carrnade 4_1 | carrnade1 | 83 | 30 | 78 | 0.94 | 26 | 0.85 | Pass |
| carrnade 4_1 | carrnade1 | 85 | 31 | 81 | 0.95 | 27 | 0.87 | Pass |
| carrnade 4_1 | carrnade1 | 85 | 31 | 82 | 0.96 | 27 | 0.89 | Pass |
| carrnade 4_2 | carrnade_d oor_small | 70 | 23 | 67 | 0.95 | 19 | 0.84 | Pass |
| carrnade 4_2 | carrnade top | 75 | 27 | 71 | 0.95 | 23 | 0.86 | Pass |
| carrnade 4_3 | carrnade_d oor_small | 77 | 28 | 74 | 0.97 | 26 | 0.91 | Pass |
| carrnade 4_4 | carrnade_d oor_small | 77 | 28 | 75 | 0.98 | 27 | 0.95 | Pass |
| carrnade 4_4 | carrnade_d oor_small | 77 | 28 | 74 | 0.97 | 26 | 0.91 | Pass |
| carrnade 4_5 | carrnade_d oor_small | 77 | 28 | 75 | 0.98 | 27 | 0.94 | Pass |
| carrnade 4_5 | carrnade_d oor_small | 77 | 28 | 75 | 0.98 | 27 | 0.94 | Pass |
| carrnade 4_6 | carrnade_d oor_small | 77 | 28 | 75 | 0.98 | 27 | 0.96 | Pass |
| geary grnd | geary1 | 51 | 20 | 51 | 1 | 20 | 1 | Pass |
| geary 1st | geary1 | 57 | 20 | 55 | 0.96 | 20 | 1 | Pass |
| geary 2nd | geary1 | 61 | 21 | 58 | 0.95 | 21 | 1 | Pass |
| geary 3rd | geary1 | 63 | 23 | 60 | 0.95 | 23 | 1 | Pass |
| presbytery grnd1 | presby1,2,5, 6 | 18 | 1 | 18 | 1 | 1 | 1 | Pass |
| presbytery grnd1 | presby1,2,5, 6 | 19 | 1 | 19 | 1 | 1 | 1 | Pass |
| presbytery grnd2 | presby3,4,8, 9,10,11 | 14 | 0 | 14 | 1 | 0 | 1 | Pass |
| presbytery 1st1 | presby1,2,5, 6 | 25 | 5 | 25 | 1 | 5 | 1 | Pass |
| presbytery 1st1 | presby1,2,5, 6 | 27 | 5 | 27 | 1 | 5 | 1 | Pass |
| presbytery 1st2 | presby3,4,8, 9,10,11 | 27 | 2 | 27 | 1 | 2 | 1 | Pass |
| presbytery 1st2 | presby3,4,8, 9,10,11 | 24 | 1 | 24 | 1 | 1 | 1 | Pass |
| presbytery 1st2 | presby3,4,8, 9,10,11 | 16 | 1 | 16 | 1 | 1 | 1 | Pass |
| presbytery | presby12 | 35 | 11 | 33 | 0.95 | 11 | 1 | Pass |

| | | | | | | | | |
|--------------------|-----------------------|----|----|----|------|----|---|-------------|
| 2nd1 | | | | | | | | |
| presbytery 2nd2 | presby15,16, 17,18 | 43 | 11 | 40 | 0.93 | 11 | 1 | Pass |
| presbytery 2nd3 | presby15,16, 17,18 | 44 | 9 | 42 | 0.96 | 9 | 1 | Pass |
| presbytery 2nd4 | presby15,16, 17,18 | 42 | 7 | 40 | 0.96 | 7 | 1 | Pass |
| presbytery 2nd5 | presby15,16, 17,18 | 23 | 1 | 23 | 1 | 1 | 1 | Pass |
| presbytery 2nd6 | presby21 | 38 | 10 | 38 | 1 | 10 | 1 | Pass |

Table 3. Annual probable sunlight hour results for each reference point.

The factor reduction for total annual sunlight hours is greater than 0.8 for all windows and the factor reduction for winter sunlight hours is either greater than 0.8 or the percentage of winter hours is greater than 5%. **Therefore with reference to criterion2, it is demonstrated that the loss of sunlight due to the proposal is predicted to be within acceptable limits.**

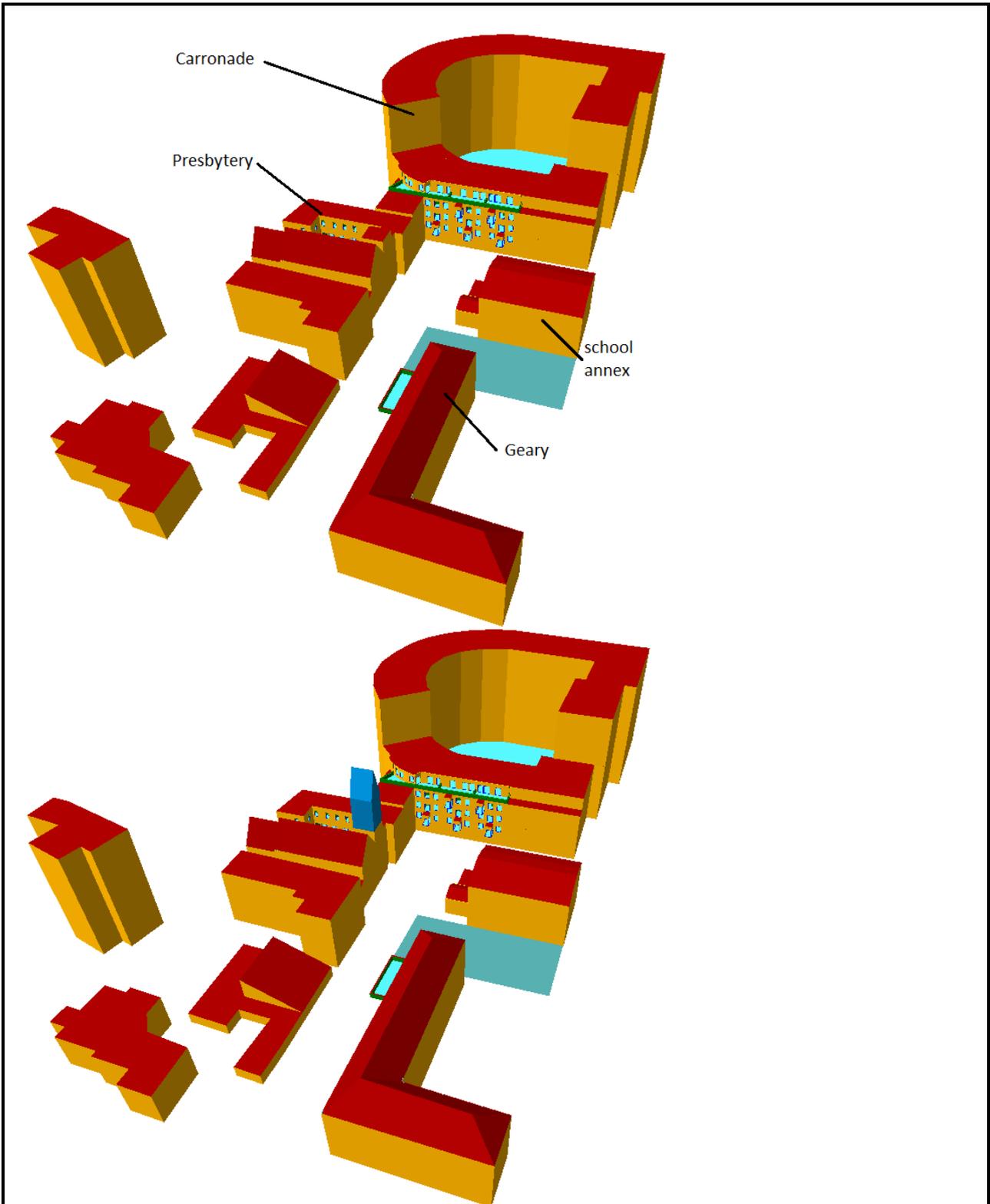
8 AMENITY AREA SUNLIGHT RESULTS

The sunlight results for the amenity areas as labelled in Figures 2 and 3 shown in Table 4.

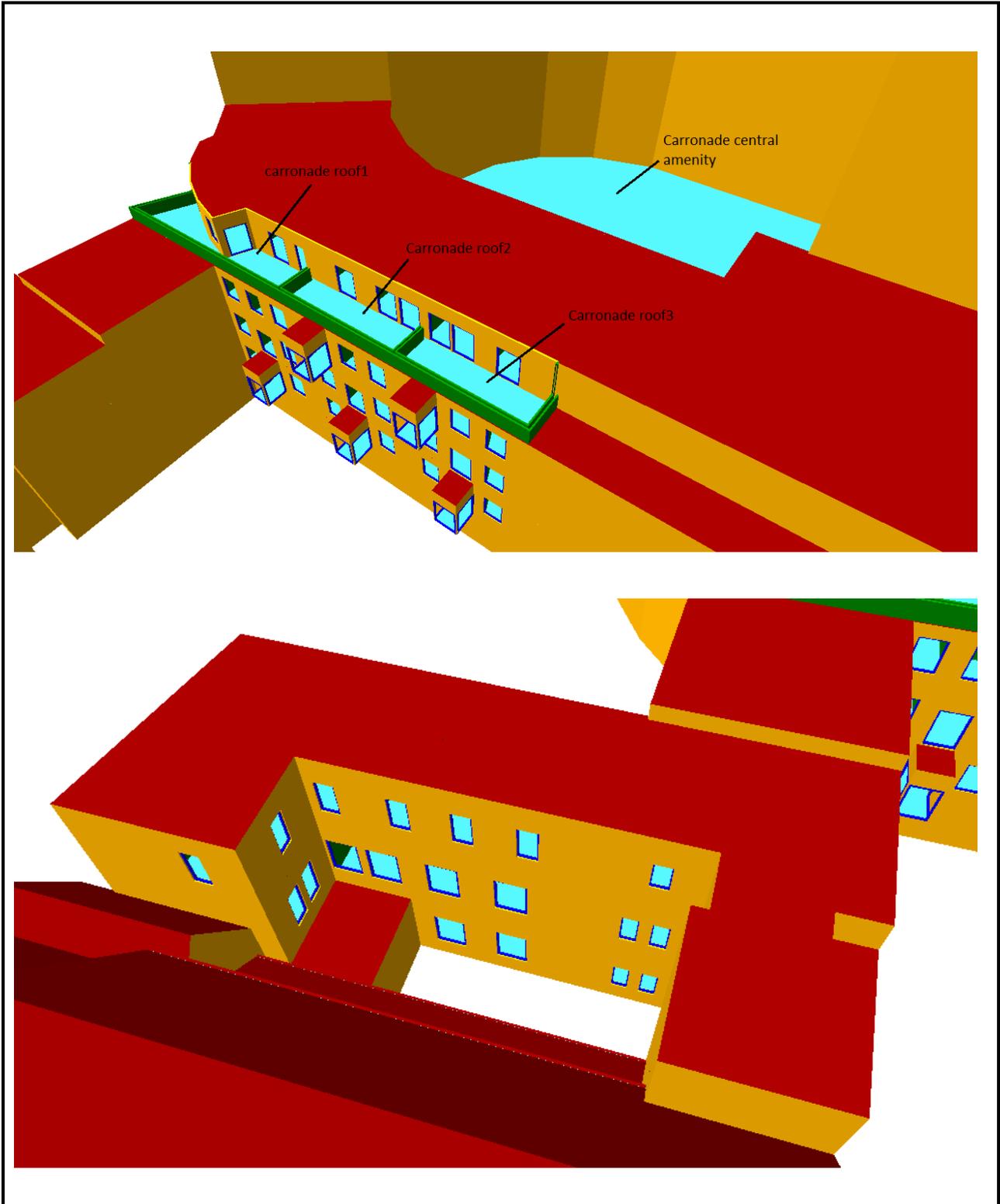
| Amenity | Amenity area (m ²) | Existing area lit (m ²) | Proposed area lit (m ²) | Existing % | Proposed % | Factor Proposed / existing (%) | Pass/Fail Criterion 3 |
|---------------------------|--------------------------------|-------------------------------------|-------------------------------------|------------|------------|--------------------------------|-----------------------|
| carronade central amenity | 1228.13 | 428.75 | 428.75 | 34.91 | 34.91 | 100 | Pass |
| carronade roof1 | 28.58 | 21.79 | 21.79 | 76.24 | 76.24 | 100 | Pass |
| carronade roof2 | 20.31 | 15.6 | 15.6 | 76.78 | 76.78 | 100 | Pass |
| carronade roof3 | 19.07 | 13.61 | 13.61 | 71.38 | 71.38 | 100 | Pass |
| school playground | 491.19 | 470.02 | 470.02 | 95.69 | 95.69 | 100 | Pass |
| geary garden | 77.23 | 66.91 | 66.91 | 86.64 | 86.64 | 100 | Pass |

Table 4. Amenity area sunlight hour results for 21st March.

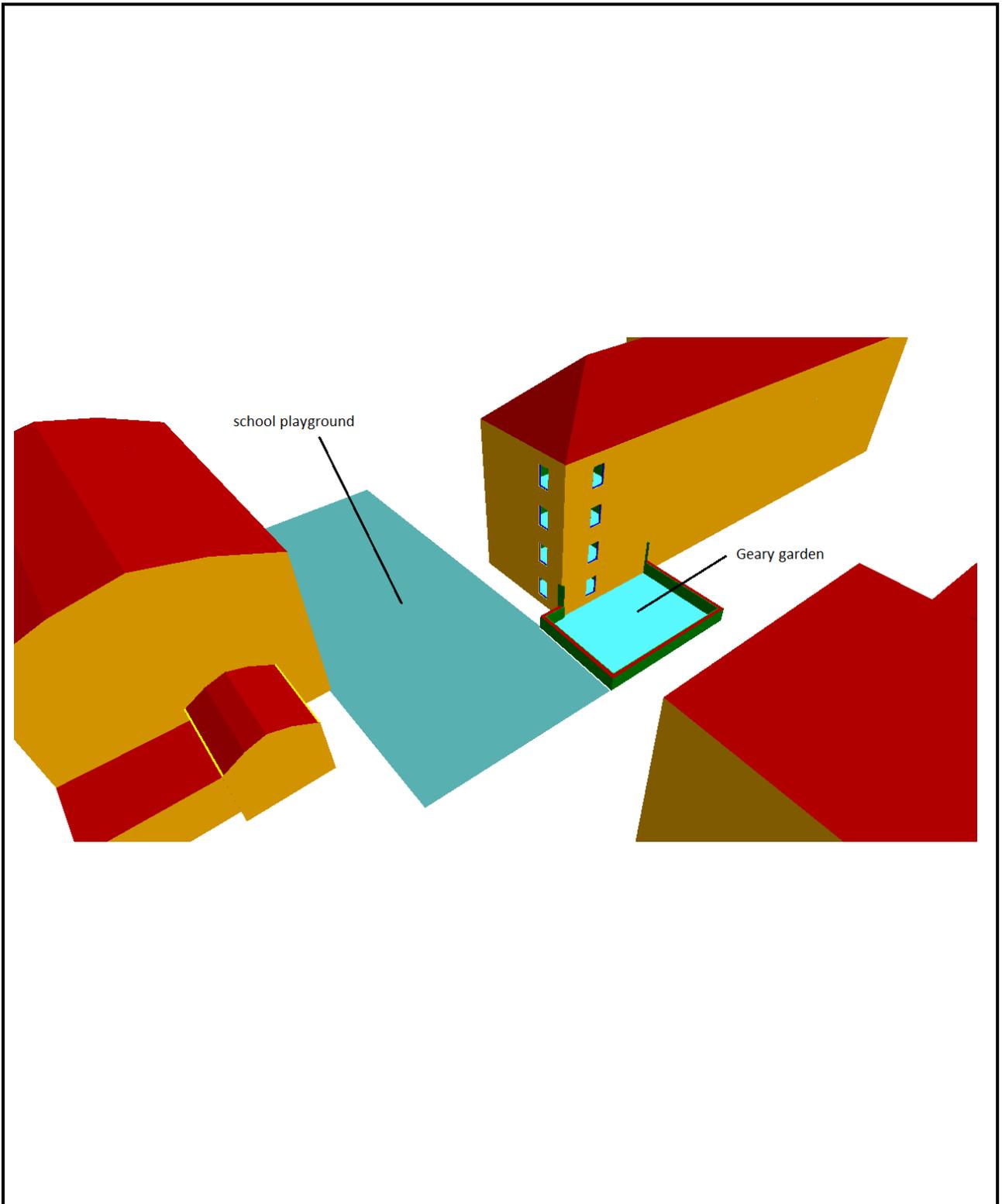
It can be seen that the proposed development has no effect on the amount of sunlight received by the amenity spaces. **Therefore, with reference to criterion3, loss of sunlight to all gardens due to the proposed development is comfortably within acceptable limits**



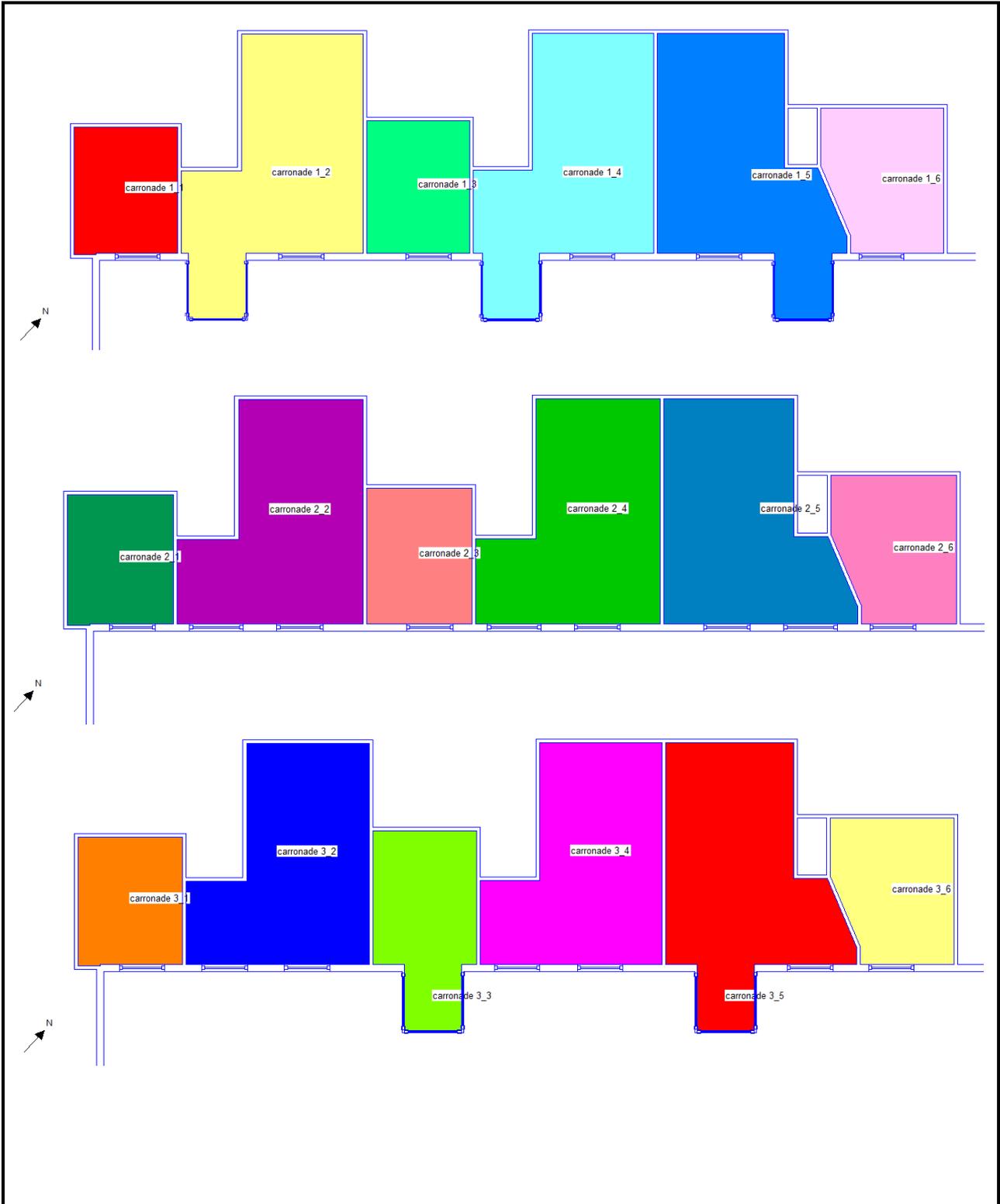
| | | |
|-----------------|---|---|
| <p>Figure 1</p> | <p>Overview of the model from the south-east (above – existing, below - proposed)</p> |  |
|-----------------|---|---|



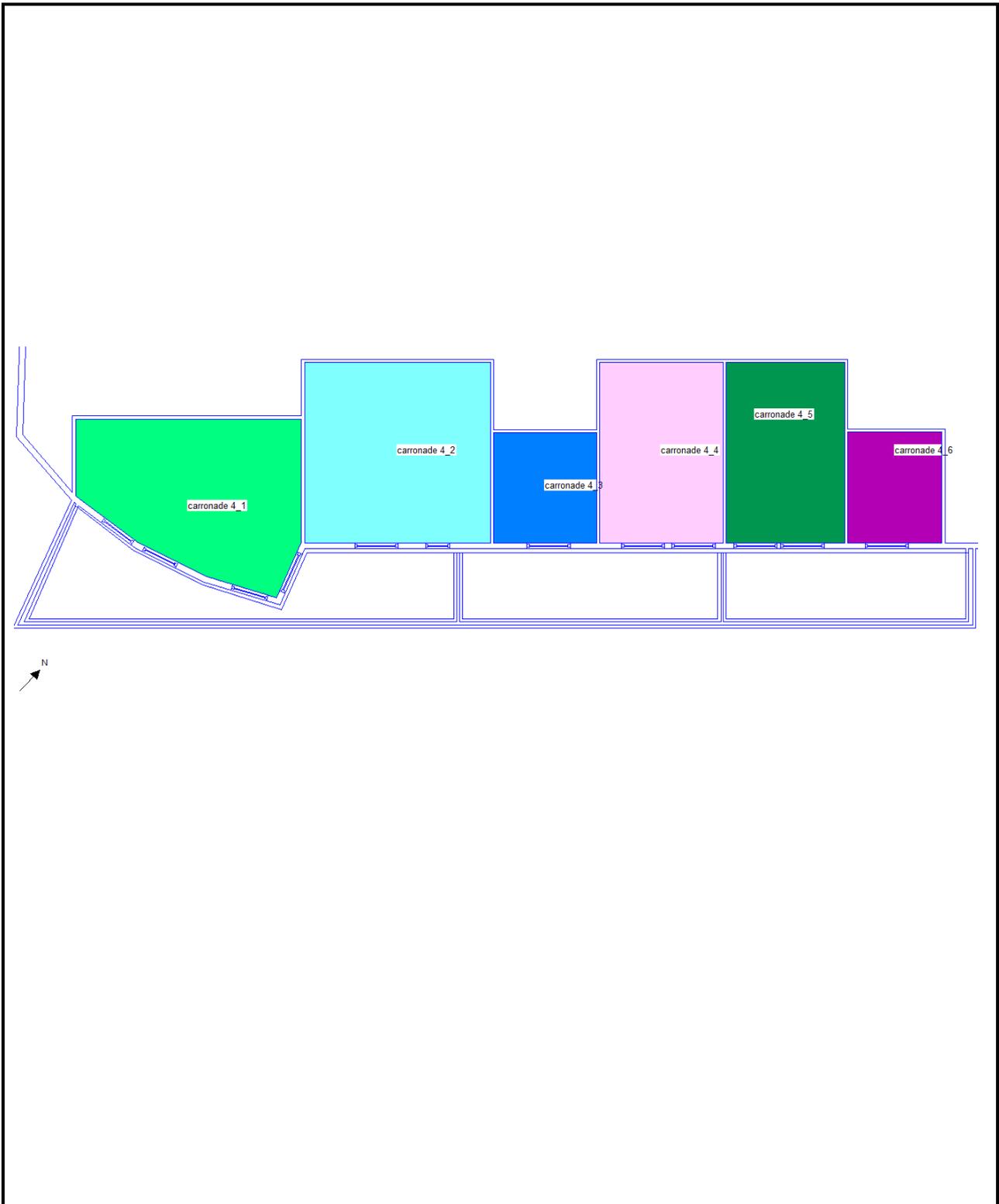
| | | |
|-----------------|---|---|
| <p>Figure 2</p> | <p>Close-up views (Carronade – above, Presbytery – below)</p> |  |
|-----------------|---|---|



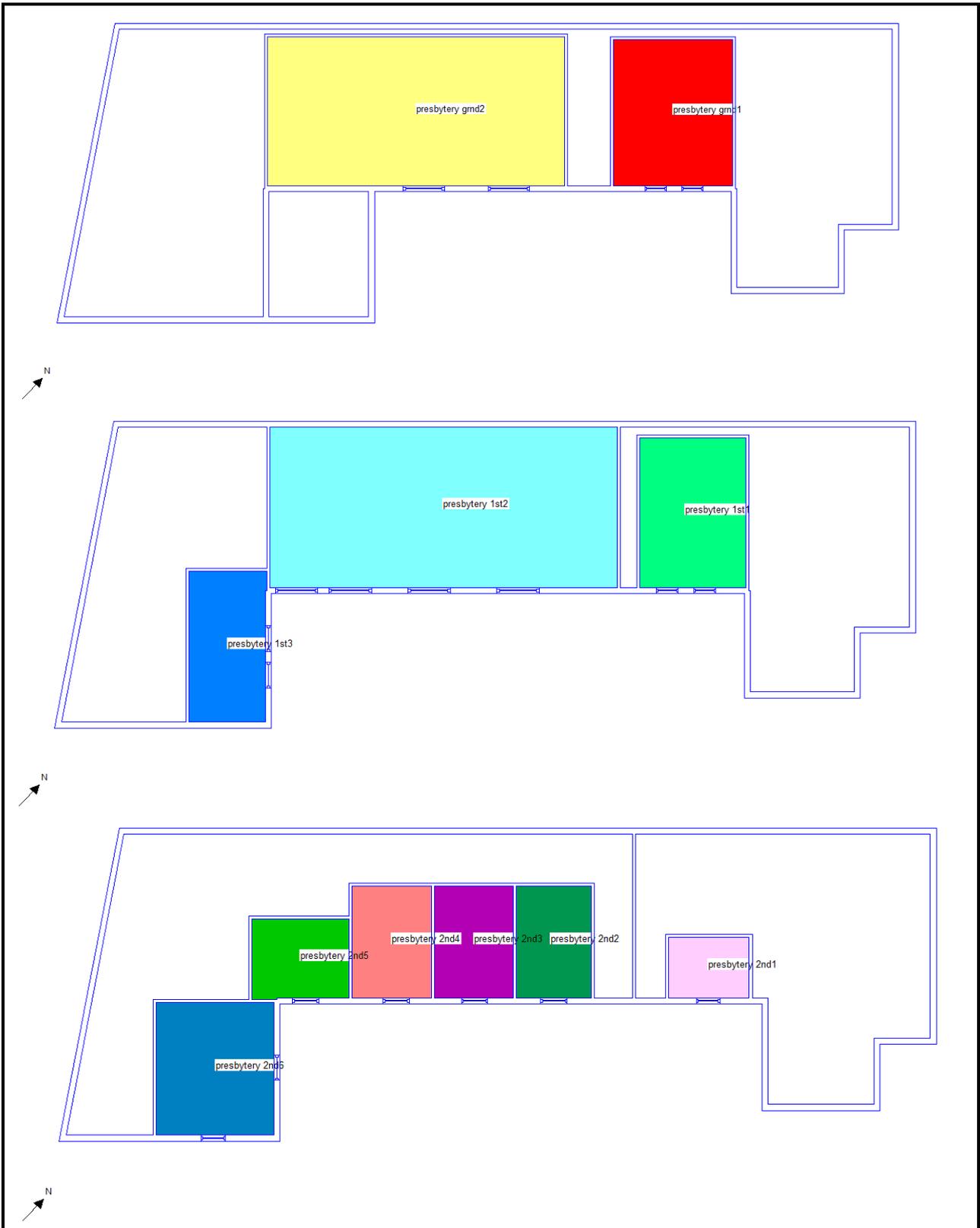
| | | |
|----------|---------------------------------------|---|
| Figure 3 | Close-up school annex and Geary House |  |
|----------|---------------------------------------|---|



| | | |
|-----------------|--|---|
| <p>Figure 4</p> | <p>Plan drawings of Carronade Court (1st, 2nd, 3rd floors) showing room labelling (numbered from left to right)</p> |  |
|-----------------|--|---|



| | | |
|-----------------|---|---|
| <p>Figure 5</p> | <p>Plan drawings of Carronade Court (4th floor) showing room labelling (numbered from left to right)</p> |  |
|-----------------|---|---|



| | | |
|-----------------|--|---|
| <p>Figure 6</p> | <p>Plan drawings of the Presbytery (ground, 1st and 2nd floors) showing room labelling (numbered from right to left)</p> |  |
|-----------------|--|---|

APPENDIX A – THE VERTICAL SKY COMPONENT

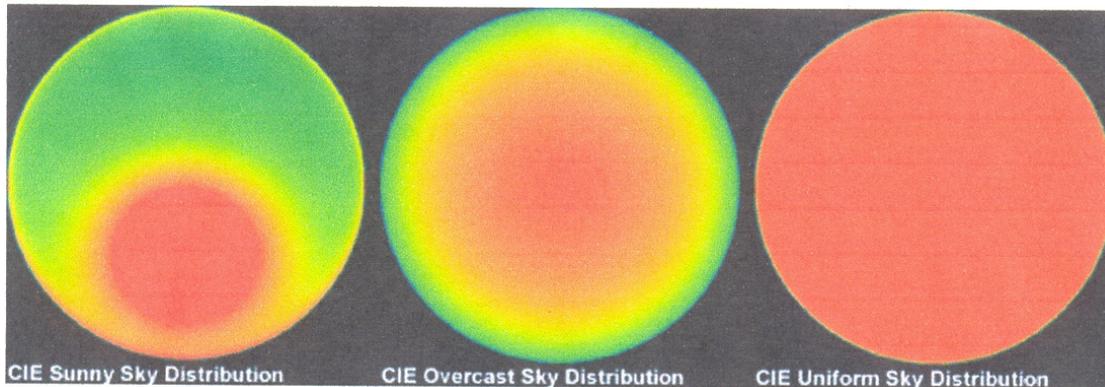
To quote from *ref1*, the vertical sky component (VSC) is defined as follows:

'Ratio of that part of illuminance, at a given point on a given vertical plane, that is received directly from a CIE Standard Overcast Sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky' (CIE = Commission internationale de l'Eclairage or the International Commission on Illumination).

Sky Distributions

On a sunny day, clearly most of the available light comes from the direction of the sun and the area immediately around it. On a perfectly overcast day the majority of light comes from the zenith of the sky straight above you, which can be up to three times more than at the horizon. Under some conditions, however, the distribution is much more uniform.

To describe this variation the CIE have developed a number of standard sky distributions based on very specific mathematical formula, examples of which are shown immediately below.



As stated in the quote above, the VSC is defined for Overcast Sky Conditions, i.e. the image in the centre, for which the zenith is brighter than the horizon.

Calculating the VSC.

The VSC for a point on a wall may be determined by considering all the objects which block a clear 'sight' of unobstructed sky. The wall itself will block out half of the sky hemisphere, so it would seem that the maximum theoretical value for a point on an isolated wall would be 50%. In fact, due to the assumed CIE Overcast Sky Condition, the maximum value attainable is 40% (*ref1*).

The VSC calculation may be achieved using pen-and-paper methods such as Waldram diagrams as suggested in *ref1*. However, the computer programme used here is more accurate, reliable and efficient. It performs the calculation by 'spraying' very many imaginary rays from the point and so determines the VSC from the percentage of these which reach the sky dome (with the assumed sky distribution taken into account).

APPENDIX B – DETERMINING THE NUMBER OF ANNUAL PROBABLE SUNLIGHT HOURS

As stated in section 3, to calculate the probable sunlight hours that each reference point receives, the first stage is to quantify the number of hours per day for which each point can potentially receive unobstructed sunlight. This task involves considering each of the 365 days per year in turn, and determining the number of hours between sunrise and sunset on each day that each reference point is in sunlight.

The steps listed below are then followed to determine the number of annual probable sunlight hours for each reference point:

1. For each month, sum the daily number of hours of potential unobstructed sunlight.
2. For each month, sum the daily number of hours between sunrise and sunset.
3. Express the monthly sum of potential unobstructed sunlight from 1 as a fraction of total potential hours, by dividing by the answer to 2.
4. For each month, multiply the above fraction by the hourly sunshine averages for the location as determined by weather statistics for the area. This gives the number of monthly probable sunlight hours. The weather statistics were taken from MET office data for Greenwich (the closest location from the dataset).
5. Calculate the number of annual probable sunlight hours by summing all the monthly probable sunlight hours from 2 above. This may be expressed as a percentage by dividing by the total hourly sunshine averages for the location. This percentage may then be compared with the 25% criterion suggested in *ref1*.
6. Calculate the number of probable sunlight hours during the winter months by summing all the monthly probable sunlight hours between October and March (inclusive) from 2 above. This may be expressed as a percentage by dividing by the total hourly sunshine averages for the location. This percentage may then be compared with the 5% criterion suggested in *ref1*.