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## AGENDA FOR THE PLANNING SUB COMMITTEE A

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A meeting of the Planning Sub Committee A will be held in Committee Room 4, Town Hall, Upper Street, N1 2UD on, **10 June 2014 at 7.30 pm.**

**John Lynch**  
**Head of Democratic Services**

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Despatched : 2 June 2014

**Welcome:**

Members of the public are welcome to attend this meeting.

**Consideration of Planning Applications** – This is a formal agenda where decisions are taken on planning applications submitted to the Council. Public speaking rights on these items are limited to those wishing to comment on specific applications. **If you wish to speak at the meeting please register by calling the Planning Department on 020 7527 2278 or emailing [enquiriesplanning@islington.gov.uk](mailto:enquiriesplanning@islington.gov.uk).**


Committee Membership

Wards

Substitute Members

Councillor R Perry (Chair)	- Caledonian;	Councillor Andrews	- Clerkenwell;
Councillor Webbe	- Bunhill;	Councillor Chowdhury	- Barnsbury;
		Councillor Fletcher	- St George's;
		Councillor Hamitouche	- Barnsbury;
		Councillor Kaseki	- Tollington;
		Councillor Khan	- Bunhill;
		Councillor Klute	- St Peter's;
		Councillor Makarau Schwartz	- Junction;
		Councillor A Perry	- St Peter's;
		Councillor Poole	- St Mary's;

Quorum: 3 councillors



<b>A. Formal Matters</b>	<b>Page</b>
1. Introductions	
2. Apologies for Absence	
3. Declarations of Substitute Members	
4. Declarations of Interest	

If you have a **Disclosable Pecuniary Interest\*** in an item of business:

- if it is not yet on the council's register, you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may **choose** to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you **must** leave the room without participating in discussion of the item.

If you have a **personal** interest in an item of business **and** you intend to speak or vote on the item you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent but you **may** participate in the discussion and vote on the item.

**\*(a) Employment, etc** - Any employment, office, trade, profession or vocation carried on for profit or gain.

**(b) Sponsorship** - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.

**(c) Contracts** - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.

**(d) Land** - Any beneficial interest in land which is within the council's area.

**(e) Licences**- Any licence to occupy land in the council's area for a month or longer.

**(f) Corporate tenancies** - Any tenancy between the council and a body in which you or your partner have a beneficial interest.

**(g) Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to **all** members present at the meeting.

5. Order of Business	
6. Minutes of Previous Meeting	1 - 4
<b>B. Consideration of Planning Applications</b>	<b>Page</b>
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4.	31 Wharfdale Road, London, N1 9SD	69 - 82
5.	33 Wharfdale Road, London, N1 9SD	83 - 96
6.	7 Oakley Crescent, London, EC1V 1LQ	97 - 108
7.	Islington Arts and Media School, 1 Turle Road, Islington, N4 3LS	109 - 128
8.	Peabody Community Centre (adjoining block N, 19 Chequer Street), Chequer Street, London, EC1Y 8PN	129 - 144
<b>C.</b>	<b>Consideration of other planning matters</b>	<b>Page</b>

**D. Urgent non-exempt items (if any)**

Any non-exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

**E. Exclusion of press and public**

To consider whether, in view of the nature of the remaining item on the agenda, it is likely to involve the disclosure of exempt or confidential information within the terms of the Access to Information Procedure Rules in the Constitution and, if so, whether to exclude the press and public during discussion thereof.

**F. Urgent exempt items (if any)**

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

**Date of Next Meeting:** Planning Sub Committee A, 1 July 2014

**Please note all committee agendas, reports and minutes are available on the council's website:**

[www.democracy.islington.gov.uk](http://www.democracy.islington.gov.uk)

## **PROCEDURES FOR PLANNING SUB-COMMITTEES**

### **Planning Sub-Committee Membership**

Each Planning Sub-Committee consists of five locally elected members of the council who will decide on the applications for planning permission.

### **Order of Agenda**

The Chair of the Planning Sub-Committee has discretion to bring forward items, or vary the order of the agenda, where there is a lot of public interest.

### **Consideration of the Application**

After hearing from council officers about the main issues of the proposal and any information additional to the written report, the Chair will invite those objectors who have registered to speak for up to three minutes on any point relevant to the application. If more than one objector is present for any application then the Chair may request that a spokesperson should speak on behalf of all the objectors. The spokesperson should be selected before the meeting begins. The applicant will then be invited to address the meeting also for three minutes. These arrangements may be varied at the Chair's discretion.

Members of the Planning Sub-Committee will then discuss and vote to decide the application. The drawings forming the application are available for inspection by members during the discussion.

Please note that the Planning Committee will not be in a position to consider any additional material (e.g. further letters, plans, diagrams etc.) presented on that evening. Should you wish to provide any such information, please send this to the case officer a minimum of 24 hours before the meeting. If you submitted an objection but now feel that revisions or clarifications have addressed your earlier concerns, please write to inform us as soon as possible.

### **What Are Relevant Planning Objections?**

The Planning Sub-Committee is required to decide on planning applications in accordance with the policies in the Development Plan unless there are compelling other reasons. The officer's report to the Planning Sub-Committee will refer to the relevant policies and evaluate the application against these policies. Loss of light, openness or privacy, disturbance to neighbouring properties from proposed intrusive uses, over development or the impact of proposed development in terms of size, scale, design or character on other buildings in the area, are relevant grounds for objection. Loss of property value, disturbance during building works and competition with existing uses are not. Loss of view is not a relevant ground for objection, however an unacceptable increase in sense of enclosure is.

**For further information on how the Planning Sub-Committee operates and how to put your views to the Planning Sub-Committee please call Zoe Crane/Jackie Tunstall on 020 7527 3044/3068. If you wish to speak at the meeting please register by calling the Planning Department on 020 7527 2278 or emailing [enquiriesplanning@islington.gov.uk](mailto:enquiriesplanning@islington.gov.uk).**

Minutes of the meeting of the Planning Sub Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on 1 April 2014 at 7.30pm.

**Present:**           **Councillors:**           Councillor Rupert Perry, Councillor George Allan, Councillor Phil Kelly (for Item B2), Councillor Claudia Webbe (for Item B1)

**Councillor Rupert Perry in the Chair**

**384 INTRODUCTIONS (Item A1)**

Councillor Rupert Perry welcomed everyone to the meeting. Members of the Sub-Committee and officers introduced themselves. The Chair explained that the Sub-Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

**385 APOLOGIES FOR ABSENCE (Item A2)**

There were no apologies for absence.

**386 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

There were no declarations of substitute members.

**387 DECLARATIONS OF INTEREST (Item A4)**

There were no declarations of interest.

**388 ORDER OF BUSINESS (Item A5)**

The order of business would be as follows:  
B2 and B1.

**389 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE A MEETING HELD ON 3 MARCH 2014 (Item A6)**

**RESOLVED:**

That the minutes of the meeting held on 3 March 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**390 28 MARRIOTT ROAD, LONDON, N4 3QL (Item B1)**

Conversion of dwellinghouse into three self-contained flats (1x3 bed, 1x1 bed and 1x2 bed) including excavation works to basement to provide front and rear lightwells, part first floor, part second floor extension, alterations to existing ground floor rear projection, rear roof extension and insertion of three rooflights in front roof slope.

(Planning application number:P2013/4503/FUL)

During the discussion of the application the following key issues were considered:

- The officer advised that the date in Paragraph 1 of the addendum report should be 28 January 2014 and not 2013 as stated.
- Improvements had been made to the scheme since it was last submitted and these dealt with the issues raised by the Sub-Committee.

Councillor Webbe proposed a motion to add a condition that the design of the bin stores be submitted and approved by the Local Planning Authority. This was seconded by Councillor Rupert Perry and carried.

**RESOLVED:**

That planning permission be granted subject to a Section 106 agreement, the conditions and

## Planning Sub-Committee A – 1 April 2014

informatives in the case officer's report and additional condition as outlined above, the wording of which was delegated to officers.

### 391 **WRAY CRESCENT OPEN SPACE, WRAY CRESCENT, LONDON, N4 (Item B2)**

Installation of seasonal fencing to protect persons and property around Wray Crescent cricket pitch.

(Planning application number: P2013/2600/FUL)

During the discussion of the application the following key issues were considered:

- The height of the netting and spacing between the poles were discussed.
- The steel posts would fit into metal sockets set into the ground in concrete and there would be a cap on each metal socket for the part of the year when the netting was not in place.
- The open space could be used by all and was not exclusively for cricketers.

Councillor Kelly proposed a motion to add further conditions requiring details of the netting to be approved and to specify that the clearance of the netting should be a minimum of three metres from the ground. This was seconded by Councillor Rupert Perry and carried.

#### **RESOLVED:**

That planning permission be granted, subject to the conditions in the report and additional conditions as outlined above, the wording of which was delegated to officers in consultation with the chair.

### 392 **URGENT NON EXEMPT MATTERS (Item C)**

There were no urgent non-exempt items.

The meeting ended at 8.25 pm

**CHAIR:**

**Please note all committee agendas, reports and minutes  
are available on the council's website  
[www.islington.gov.uk/democracy](http://www.islington.gov.uk/democracy)**

## Planning Sub-Committee A – 1 April 2014

### **WORDING DELEGATED TO OFFICERS**

This draft wording has been provided by officers following the meeting and is included here for completeness.

#### **MINUTE 390**

##### **28 MARRIOTT ROAD, LONDON, N4 3QL (Item B1)**

Additional condition:

**CONDITION:** Prior to the first occupation of the development hereby approved, details and plans of a refuse/recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling store shall be implemented as approved and retained as such thereafter.

**REASON:** To ensure that the appearance of the refuse/recycling store is acceptable and that adequate refuse/recycling space is provided at the site.

#### **MINUTE 391**

##### **WRAY CRESCENT OPEN SPACE, WRAY CRESCENT, LONDON, N4 (Item B2)**

Additional conditions:

**CONDITION:** Notwithstanding the hereby approved plans, further details and plans of the netting posts/poles including exact location, diameter, finish and profile shall be submitted to and approved in writing to the local planning authority prior to the commencement of the development on site: The approved proposal shall be implemented and maintained in accordance with these approved details.

**REASON:** In order to ensure the visual amenity and open character of the open space is maintained.

**CONDITON:** Notwithstanding the hereby approved plans, the hereby approved netting should be installed 3 metres above ground level and maintained as such during the seasonal installation of the netting from April until October.

**REASON:** In order to maintain the open character of the valuable community green open space.

**CONDITON:** Notwithstanding the hereby approved plans, there shall be no diagonal bracing within 3 metres from ground level.

**REASON:** In order to maintain the open character of the valuable community green open space.

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## Schedule of Planning Applications

PLANNING COMMITTEE - Tuesday 10 June, 2014

### COMMITTEE AGENDA

1 1 Plimsoll Road London N4 2EW

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2 105 Corinne Road, London N19 5HA

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3 106 Barnsbury Road, London N1 0ES

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4 31 Wharfdale Road, London N1 9SD

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5 33 Wharfdale Road, London N1 9SD

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6 7 Oakley Crescent, London EC1V 1LQ

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7 Islington Arts and Media School, 1 Turle Road Islington N4 3LS

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8 Peabody Community Centre (adjoining block N, 19 Chequer Street), Chequer Street, London EC1Y 8PN

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1 1 Plimsoll Road London N4 2EW

Ward: Highbury West

**Proposed Development:** Two storey side extension, single storey rear extension and creation of basement extension with front lightwells and rear basement level courtyard

**Application Number:** P2014/0741/FUL

**Application Type:** Full Planning (Householder)

**Case Officer:** Eoin Concannon

**Name of Applicant:** Mr Neal Hollenbery

**Recommendation:**

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2 105 Corinne Road, London N19 5HA

Ward: St. Georges

**Proposed Development:** Variation of condition 7 (plan numbers) and removal of condition 6 (window recess) of application P112675 dated 19/3/2012, for changes to the external appearance of the building.

**Application Number:** P2014/0595/S73

**Application Type:** Removal/Variation of Condition (Section 73)

**Case Officer:** Sally Fraser

**Name of Applicant:** Mr Jilani Chowdhury

**Recommendation:**

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### 3 106 Barnsbury Road, London N1 0ES

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**Ward:** Barnsbury

**Proposed Development:** Part demolition of existing garden level extension. Construction of a single storey basement rear extension and a bathroom rear extension between ground and first floors. Conversion vault and area under front steps to bathroom [Full planning application Ref P2014/0530/FUL also submitted]

**Application Number:** P2014/0574/LBC

**Application Type:** Listed Building

**Case Officer:** Sally Fraser

**Name of Applicant:** Ms Michelle Ricci

**Recommendation:**

**Ward:** Barnsbury

**Proposed Development:** Part demolition of existing garden level extension. Construction of a single storey basement rear extension and a bathroom rear extension between ground and first floors. Conversion vault and area under front steps to bathroom [Listed Building Consent application Ref 2014/0574 LBC also submitted]

**Application Number:** P2014/0530/FUL

**Application Type:** Full Planning (Householder)

**Case Officer:** Sally Fraser

**Name of Applicant:** Ms Michelle Ricci

**Recommendation:**

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### 4 31 Wharfdale Road, London N1 9SD

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**Ward:** Caledonian

**Proposed Development:** Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings.

**Application Number:** P2014/0677/FUL

**Application Type:** Full Planning (Householder)

**Case Officer:** Krystyna Williams

**Name of Applicant:** Mr Andrew Long

**Recommendation:**

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### 5 33 Wharfdale Road, London N1 9SD

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**Ward:** Caledonian

**Proposed Development:** Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings.

**Application Number:** P2014/0676/FUL

**Application Type:** Full Planning (Householder)

**Case Officer:** Krystyna Williams

**Name of Applicant:** Mr John Ashwell

**Recommendation:**

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### 6 7 Oakley Crescent, London EC1V 1LQ

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**Ward:** St. Peters

**Proposed Development:** Replacement of windows in front elevation with double glazed black framed windows and insertion of first floor rear window.

**Application Number:** P2014/0835/FUL

**Application Type:** Full Planning (Householder)

**Case Officer:** Nathaniel Baker

**Name of Applicant:** Mr Anthony Rawcliffe

**Recommendation:**

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## 7 Islington Arts and Media School, 1 Turle Road Islington N4 3LS

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**Ward:** Tollington

**Proposed Development:** Erection of replacement boundary wall with associated security fencing. A revision proposal from previous planning permission granted P121409 with the new brick proposed rather than salvaged bricks from existing wall as well as a reduction in height of a section of the wall along Marriot Road.

**Application Number:** P2014/1094/FUL

**Application Type:** Full Planning (Council's Own)

**Case Officer:** Eoin Concannon

**Name of Applicant:** Mr Tunde Ogundiya

**Recommendation:**

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## 8 Peabody Community Centre (adjoining block N, 19 Chequer Street), Chequer Street, London EC1Y 8PN

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**Ward:** Bunhill

**Proposed Development:** Insertion of new glazed doors in place of existing window to allow access to new external paved area.

**Application Number:** P2014/0109/FUL

**Application Type:** Full Planning Application

**Case Officer:** Sally Fraser

**Name of Applicant:** Mr Patrick O'Sullivan

**Recommendation:**

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## 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>Date:</b>	10 <sup>th</sup> June 2014	<b>NON-EXEMPT</b>

Application number	P2014/0741/FUL
Application type	Householder application
Conservation area	Not in a Conservation Area
Licensing Implications	None
Site Address	1 Plimsoll Road N4 2EW
Proposal	Erection of two storey side extension, single storey rear extension and creation of basement extension with front lightwells and rear basement level courtyard

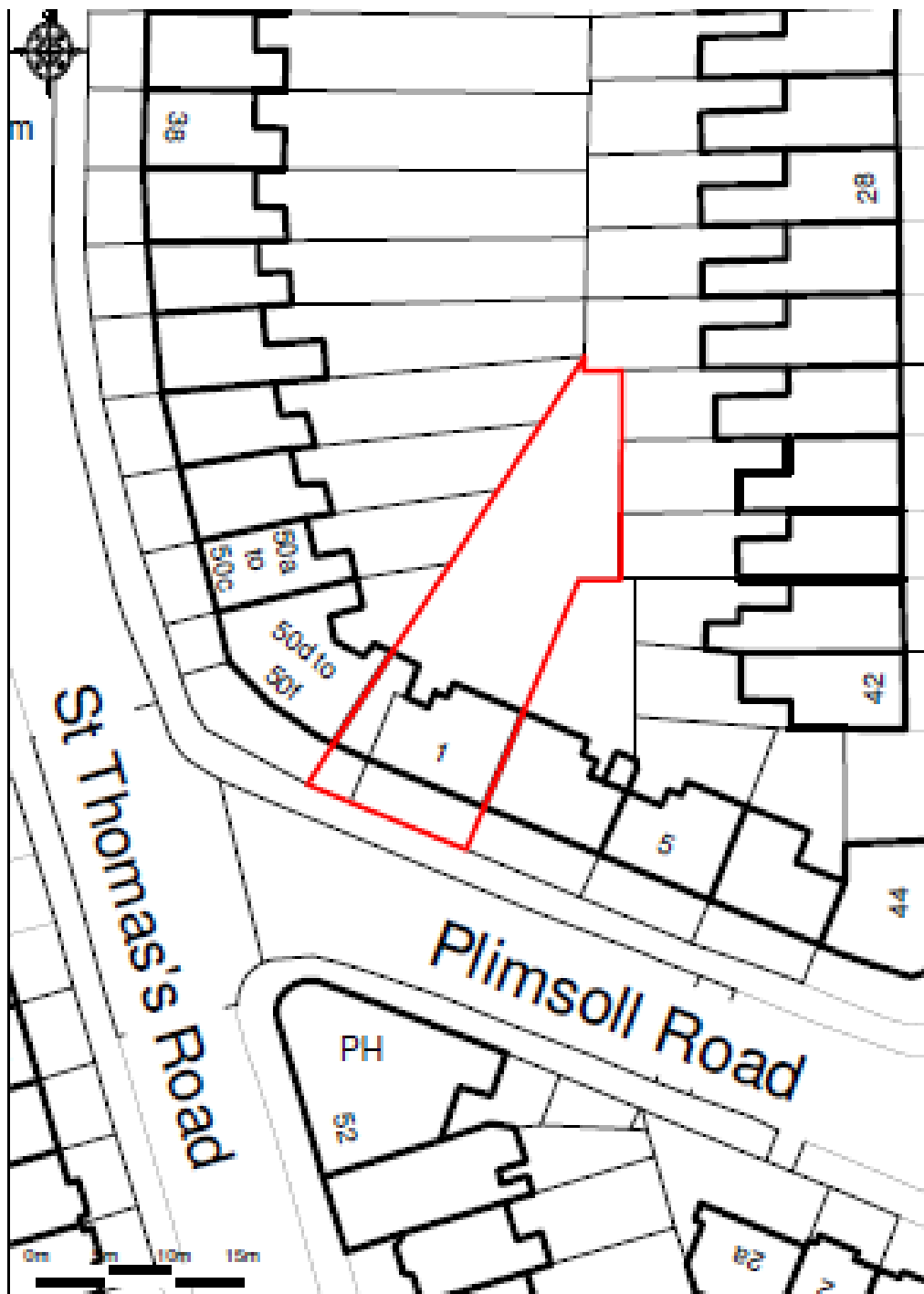
Case Officer	Eoin Concannon
Applicant	Mr Neal Hollenbery
Agent	Mrs Rebekah Jubb

### 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)



Plan highlighting positioning of fencing (in red and annotated)

**3 PHOTOS OF SITE/STREET**



**Photo 1:** Aerial view of Plimsoll Road/St. Thomas Road



**Photo 2:** View from south west from St. Thomas Road



**Photo 3:** Subject site on right prior to commencement of existing works



**Photo 4:** Neighbouring properties with existing light wells to North West





**Photo 5:** Rear elevation of application site



**Photo 6:** Rear elevation of neighbouring property 3 Plimsoll Road



**Photo 7:** Neighbouring property No. 50d-50f St Thomas Road centre



**Photo 8:** Existing rear garden

## 4 SUMMARY

- 4.1 The application seeks permission for the erection of a two storey side extension, single storey rear extension and creation of basement extension with both front rear lightwells. This is resubmission on a recently approved planning permission P2013/3911/FUL which allowed for a two storey side and single storey rear extension. The main alteration from the previous scheme would involve excavation works to the front and rear to form a new basement level including rear courtyard.
- 4.2 The main considerations are the impact of the development on the character and appearance of the area as well as the residential amenity of the neighbouring occupiers. Both drainage and landscaping issues are also considered as part of the assessment.
- 4.3 The proposed excavation works to form basement area are acceptable and would not cause detrimental harm to the character and appearance of the surrounding area. The current street scene is characterised by existing lightwells situated along St. Thomas Road to the north west of the site and it would not substantial impact on the external appearance with the existing front hedge retained.
- 4.4 To the rear, a substantial garden area would be retained and the proposal would not lead to drainage concerns due to the extent of the garden area remaining. Given the location of the basement, it would not lead to any loss of neighbouring amenity to the adjoining properties.
- 4.5 The excavation works would be subject to complying with other regulations outside the realms of the planning system including the building regulations and the Party Wall Act.
- 4.6 As such, the revised application is considered acceptable and recommended for approval.

## 5 SITE AND SURROUNDING

- 5.1 The application site is situated on the north east side of Plimsoll Road at its junction with St. Thomas Road and comprises a two storey end of terrace building with existing projecting rear return.
- 5.2 Until recently, the property had an existing attached single storey corrugated structure along the flank wall (**see photo 3**) which extended against the flank wall with No.50 St. Thomas Road. This structure was in a dilapidated condition and has since been removed as the applicant has commenced construction of a two storey side extension and rear extension which received planning permission in January 2014 (P2014/0741/FUL).
- 5.3 The prevalent character is residential in nature with a mixture of housing types. The subject property and properties to the east (Plimsoll Road) are two storey terrace dwellings; while the properties to the north and north west (St. Thomas

Road) comprise three storey plus lower ground terrace dwellings and residential units. Directly opposite the site lies the Auld Triangle Public House. The property does not lie within a designated Conservation Area nor is it a Listed Building.

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

- 6.1 The application seeks planning permission for the erection of a two storey side extension and single storey rear extension together with excavation of basement floor with 2 front lightwells and rear lower ground courtyard.
- 6.2 As indicated in the summary section, the above ground elements were subject to a planning approval granted in January 2014. The proposed two storey side element replaced the dilapidated side lean-to and extended out to the shared boundary with Nos.50d & 50f St. Thomas Road. It is set back 0.25 metre from the main front wall and aligns with the existing rear wall. Directly behind this element, permission has been given for a single storey extension that would be stepped.
- 6.3 Along the western boundary it would project 3.6m out from the proposed side bringing its footprint 1m beyond the neighbouring property of 50d St. Thomas Road. It would then step in 2 metres from the side boundary where depth would increase by a further 2 metres. Along the eastern flank with No. 3 Plimsoll Road, the single storey rear extension would extend 3 metres in depth with a maximum height of 3.6metres.
- 6.4 The additional works proposed under this application would involve excavation to the front and rear of the property with the creation of 3 lightwells which would serve a new basement level. The basement floor would comprise an additional bedroom; TV room, bathroom as well as gymnasium with access to a private rear courtyard.
- 6.5 To the front, 2 new lightwells would align with the existing bay features, with the larger lightwell extending within 1.2 metres of the front boundary. A further smaller lightwell towards the eastern side would be 2 metres away from the front boundary. Both lightwells would allow bay features to be inserted at basement level which would match the existing fenestration above. An existing front boundary hedge would provide a visual screen along from the street.
- 6.6 To the rear, the lightwell would extend out from the eastern flank wall adjoining No. 3 Plimsoll Road. It would project 4 metres into the garden creating a courtyard with steps leading up onto main garden level. The courtyard would be approximately 2.7 metres below the existing ground level. A garden area of over 100 square metres would be retained.

## **7 RELEVANT HISTORY**

### **Planning Applications:**

- 7.1 **P2013/3911/FUL** Erection of a two storey side and single storey rear extension (**Granted 15/1/14**)
- 7.2 **P2013/3684/COLP** Certificate of Lawfulness proposed for single storey side extension and two storey rear extension. (Granted 02/12/13)

### **Enforcement:**

- 7.3 None

### **Pre- Application Advice:**

- 7.4 None

## **8 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 28 adjoining and nearby properties on the 14<sup>th</sup> March 2014. A site notice was also displayed on 19<sup>th</sup> March 2014 providing members of the public with 21 days to comment.

The public consultation of the application therefore expired on 10/04/2014; 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, 8 petition style letters of objection were received from surrounding neighbours. The issues raised in the letter are (and the paragraph numbers responding to the issues in brackets):

#### **Impact on the character**

- The building has a natural equilibrium, its historic integrity scale, plan form and fabric would be hindered with the basement works (10.5-10.15)

#### **Impact on residential amenity**

- Basement works would cause nuisance and disturbance for neighbours through construction traffic, parking suspensions and noise, dust and vibration.(10.19)
- Reference was made to other Acts including Control of Pollution Act 1974, Environmental Protection Act 1990 and Noise Emission in the Environment by Equipment for use outdoor. (10.34)
- The basement area would rely on artificial light and would provide a detrimental amenity standard for future occupiers (10.30-10.31)

### **Impact on Landscaping/Biodiversity/Climate Issue**

- The proposed basement would introduce a degree of artificiality into the garden (10.21-10.25)
- Retention of garden enables natural landscape and character to be maintained given more potential to support biodiversity (10.21-10.25)
- Concerns over street trees survival from excavation works as well as a recent tree removal to the rear (10.21-10.25)
- Lead to increase carbon emissions due to the extensive use of concrete (10.33)

### **Concerns over drainage**

- The large basement area would impact on the drainage of the site (10.26-10.28)

### **Structural Concerns**

- Extensive excavation would weaken the historic foundations of the building (10.32)

### **Precedent**

- The proposal would lead to a precedent of similar style extensions in the area. (10.10)

### **Internal consultees**

8.3 **Sustainability Officer:** Acceptable subject to SUD condition.

## **9 REVELANT 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.

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

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

## **10 ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Principle of the development (basement extension);
- Impact of the development on the character and appearance of the existing dwelling and surrounding area
- Impact of the development on the residential amenities of the neighbouring occupiers;
- Landscaping, trees and biodiversity;
- Sustainability and drainage issues
- Other issues.

### **Principle of the development**

10.2 The site is situated within a residential area and involves an extension to an existing residential dwelling. The proposal is a resubmission on a previously approved scheme with the two storey side extension and single storey rear extension already receiving planning permission. The additional development would involve a basement extension comprising 2 lightwells to the front and rear courtyard (lower ground). Presently, there is no specific policy or supplementary guidance on basement developments. In general, the proposal would be assessed on the Development Management Policies and the supplementary planning guidance set out within the Urban Design Guide.

10.3 The Urban Design Guide also supports basement extensions where it would have little impact upon the external appearance of a residential terrace. The Design Guide also is supportive of rear extensions once sufficient garden space is retained to the rear.

10.4 As such, subject to the proposal not causing detrimental impact on the external appearance and retention of sufficient garden, the principle of the development would be acceptable.

### **Impact of the development on the character and appearance of the existing dwelling and surrounding area**

- 10.5 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.'
- 10.6 As noted the two storey side extension and single storey rear extension were previously granted permission through application P2013/3911/FUL. The design and positioning of these elements were considered acceptable and it was concluded that the proposed works integrated satisfactorily with the appearance of the original house.
- 10.7 The current scheme includes lightwells to the front and rear of the property. The two lightwells to the front would be set back from the front boundary and be positioned behind an existing front boundary hedge. As such, the visibility along the front boundary line would be minimal.
- 10.8 Within the Urban Design Guide, it states that the Council will seek a design of basement extensions which integrates with the existing elevation and front threshold. It also states that excavations that involves the loss of verdant gardens maybe unsympathetic to the street scene.
- 10.9 The lightwells to the front would replace an existing hard surfaced area and would not lead to a loss of garden or soft landscaping. Both lightwells would contain bay windows features at basement level that match and align with the appearance of the fenestration at ground and first floor level. As such, the overall design of the lightwells would be sympathetic to the existing façade with a similar matching appearance at basement level.
- 10.10 Although, there are no lightwells on the existing terrace, the residential properties along St. Thomas Road directly to the North and North West all contain basement levels with front lightwells far more visible than the application site. As such, it would not be considered justifiable to refuse the application on the grounds that the front lightwell is not a characteristic of the surrounding area given location of this type of development so close to the property.
- 10.11 To the rear, the proposed excavation works along the eastern flank to create a lower ground courtyard is acceptable in principle due to the overall size of the garden. The additional courtyard and steps would measure approximately 20 square metres in area. This would normally be a substantial loss of garden space; however in the context of the application site, it would represent approximately 16 percent of the existing rear garden area to be removed.
- 10.12 Over 100 square metres of garden area would be retained. Although, the courtyard would increase the hard landscaped element to the rear, it would not be justifiable in refusing the application due to loss of garden space, given the substantial garden that will be retained.



- 10.13 As this element would be situated at lower ground, it would also not detract from the overall design and appearance of the rear elevation. This courtyard would be less than half the width of the dwelling. It would therefore appear subordinate to the main dwelling.
- 10.14 Overall, subject to conditions, the proposed development is acceptable with regard to design and appearance. Its overall size, siting, design and appearance are considered to integrate satisfactorily with the appearance of the original house given the overall size of the site.
- 10.15 It is considered to comply with the broad aims of policies CS8 (Enhancing Islington's character) & CS9(Protecting and enhancing Islington's built and historic environment) of Islington's Core Strategy 2011, the Council's Supplementary Planning Document; Islington Urban Design Guide, adopted December 2006 which and policy DM2.1 of Islington's Local Plan (2013) & The NPPF 2012

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

- 10.16 Policy DM2.1 of the Development Management Policies 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.' The proposed two storey extension and single storey rear additions were considered acceptable under the previous scheme.
- 10.17 The two storey side would retain sufficient distance from the rear properties that abut the application. The single storey rear element would not intersect the 45 degree line taken from the centre of the ground floor window at No. 50a St Thomas Road. The height of the roof is generally a common feature in this area with a similar height at 50a St Thomas Road.
- 10.18 Each of these elements would not infringe on the neighbours outlook, daylight or sunlight. There would be no overlooking or overbearing impact from the rear extensions. The additional basement element would be situated at subterranean level and therefore would not cause any additional amenity issues.
- 10.19 The objections received also raised concerns regarding noise and impact from construction. These works would relate to a domestic site which is unlikely to cause any long term noise issue. Although, there may be a short period of nuisance during the construction period, this would be common for a domestic development of this nature. It is not considered necessary to place a construction management plan condition as the scheme would not be of a size to merit this type of condition.

10.20 Overall, the proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 (Design) of the Development Management Policies Plan 2013.

### **Landscaping & Biodiversity**

10.21 Policy DM6.5 (Landscaping, trees and biodiversity) states that developments should minimise any impacts on trees, shrubs and other significant vegetation. There are no trees or landscaping situated in proximity to the development area. No street trees abut the site to the front. The hedging situated along the front boundary would be retained. This provides a green screen to the front and reduces the visual impact of the front lightwells.

10.22 To the rear of the property, the site would retain over 100 square metres of garden which would contribute to biodiversity. The proportion of hard surfacing to garden is acceptable in this instance given generous garden arrangement which would continue to support biodiversity.

10.23 The representations received make reference to a tree that was removed to accommodate the rear courtyard. The applicant has submitted a letter in response to this representation.

10.24 The tree in question was situated towards the rear of the site which is identifiable within the aerial photograph. This was an unprotected tree which it is claimed was a safety concern and required removal due to a rotting trunk. Nevertheless, the tree in question was a significant distance away from the proposed lower ground courtyard. It would not have affected the outcome of the planning decision given the distance from the works. As this tree was unprotected, it was in applicant's lawful right to remove the tree.

10.25 Given the extent of the garden and the retained hedging along the front boundary, the proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and Woodlands) of the London Plan 2011 and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of the Development Management Policies 2013.

### **Sustainability and drainage issues**

10.26 The proposal would involve substantial excavation works to accommodate a new basement level. This would increase the level of hard surfacing to the rear of the site. The front lightwells would be positioned on previously concreted area and therefore would not contribute to increase surface water to the front.

- 10.27 The Sustainability Officer has raised concerns regarding surface water and flood risk from the development. These concerns can be addressed through suitable sustainable urban drainage (SUDS) measures including the use of permeable paving which would control surface water run off.
- 10.28 A condition can be attached requiring these details to be submitted and approved prior to commencement of the basement. As such, the proposal subject to condition would comply with policy DM6.6 of the Development Management Policies 2013.

### **Other issues**

- 10.29 The objections received raised other concerns related to the proposed development including
- The basement area would rely on artificial light and would provide a detrimental amenity standard for future occupiers
  - Structural Concerns
  - Climate change issues
  - Other legislation
- 10.30 The basement would provide ancillary accommodation for the existing dwelling. It would include an additional bedroom, TV room and gymnasium. Given the depth of the lightwell as well size of the bay window serving the bedroom, it is considered that sufficient daylight would be received. The remaining rooms would be secondary ancillary spaces which would also receive sufficient light given the size of each lightwell.
- 10.31 As such, it would not be considered justifiable in refusing application on amenity standards to future occupiers of the property. It must also be noted that planning permission would also be required to convert the basement to a separate residential unit. An informative can be attached indicating the requirement of permission for a conversion.
- 10.32 In regard to structural concerns, this would not be a material planning consideration in outcome of this application. Structural considerations would fall within the realms of Building Act and Party Wall Act. An informative can be attached informing the applicant of the need to comply with other legislations outside the realms of the planning legislation.
- 10.33 In the context of the site (due to the large garden), the proposed excavation works would not lead to significant increase in carbon emissions to justify a refusal.
- 10.34 The representations received also refer to complying with other legislation such as Control of Pollution Act 1974, Environmental Protection Act 1990 and

Noise Emission in the Environment by Equipment for use outdoor. These would be outside planning control. The proposed works would involve a short term construction period. It would not be necessary to place a construction management condition in this instance. Any construction generated noise outside the normal working hours can be reported to the Council's Pollution Control team for investigation.

## **11 SUMMARY AND CONCLUSIONS**

### **Summary**

- 11.1 The proposed development is acceptable. The proposed development would cause to the existing dwelling or the surrounding street scene. It would not lead to an adverse impact on neighbours' amenity and subject to suitable sustainable urban drainage measures would not lead to drainage issues.

### **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:

	CONDITION:
1	<p>3 YEAR CONSENT PERIOD: 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>
	CONDITION:
2	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[Site Location Plan, Existing Block Plan, 1319 LP1, 1319A S1, 1319A S2, 1319A S3, 1319A S4, 1319A S5, 1319A S6, 1319A S7, 1319A S8 1319 LP1, 1319A P1, 1319A P2, 1319A P3, 1319A P4, 1319A P5, 1319A P6, 1319A P7, 1319A P8</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
	CONDITION:
3	<p>MATERIALS TO MATCH (COMPLIANCE): The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
	CONDITION:
4	<p>Sustainable Urban Drainage System (Details): Details of a drainage strategy for a sustainable urban drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall demonstrate how sustainable urban drainage measures will be constructed on the site to achieve at minimum no net increase in run-off from the site post-construction. The submitted details shall include the sites current peak run-off rate and the scheme's post-development peak runoff rate (based on the 1 in 100 year flood event plus 30% climate change allowance), details on proposed storage volumes, and must demonstrate how the scheme will prevent flood risk to the basement level. The drainage system shall be installed/operational prior to the first occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water.</p>

	Informative:
1.	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.</p>
	Informative
2.	You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations & the Party Wall etc. Act 1996 ("the Act").
	Informative
3.	You are reminded that the basement area would need to be used as an ancillary living space to the existing residential dwelling. A conversion to a separate residential unit or commercial space would need the benefit of planning permission.

## **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 7.21 (Trees and Woodlands)

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)

##### **Health and open space**

Policy DM6.5 (Landscaping, trees and biodiversity)

Policy DM6.6 (Flood Prevention)

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

The following SPGs and/or SPDs are relevant:

- Urban Design Guide
- Inclusive landscape design





# ISLINGTON



## DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0741/FUL

LOCATION: 1 PLIMSOLL ROAD LONDON N4 2EW

SCALE: 1:1200

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## 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>Date:</b>	10 <sup>th</sup> June 2014	<b>NON-EXEMPT</b>

Application number	P2014/0595/S73
Application type	Full Planning Application
Ward	St George's Ward
Listed building	Unlisted
Conservation area	None
Licensing Implications	None
Site Address	105 Corinne Road, London, N19 5HA
Proposal	Variation of condition 7 (plan numbers) and removal of condition 6 (window recess) of application P112675 dated 19/3/2012, for changes to the external appearance of the building.

Case Officer	Sally Fraser
Applicant	Mr Jilani Chowdhury
Agent	David Gibson Architects

### 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**



1. View of the site looking from Brecknock Road



2. View of the site looking down Corinne Road



3. View of the rear of the property



4. View of the property looking along Melyn Close

#### 4 SUMMARY

- 4.1 This item has been bought to committee as it is a councillor's own application.
- 4.2 The property at 105 Corinne Road has recently been constructed, but not in accordance with the drawings approved under application P112675.
- 4.3 This application proposes changes to the external appearance of the building, to bring it more in line with the approved consent and to allow for the addition of a gate onto the property from Corinne Road.
- 4.4 It is proposed to amend the plan numbers on the approved consent (condition 7) and remove condition 6 (window recesses) which states:
- Notwithstanding the approved drawings, all external window reveal depth should be at least 250mm.*
- 4.5 The main considerations are the impact of the changes to the external appearance of the building on the character and appearance of the area and

the impact of the development on the residential amenities of the neighbouring occupiers.

- 4.6 The proposed modifications would be in keeping with the character of the area and would not unduly harm the amenities of the neighbouring occupiers.

## **5 SITE AND SURROUNDING**

5.1 The application site contains a recently constructed end of terrace single family dwelling house. The front elevation of the property, in common with the row of terraces of which it forms part, fronts onto Melyn Close. The rear of the property faces Brecknock Road and the western side of the property faces Corinne Road.

5.2 The area is residential in character. Whilst not located within a conservation area, the site lies adjacent to the Tufnell Park Conservation area.

5.3 There are no listed buildings within the vicinity.

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

6.1 The changes to the external appearance of the property to bring it more in line with the original consent are as follows:

- All removal of all uPVC windows and replacement with powder coated aluminium in dark grey, to match the approved consent. To the side elevation, the windows would be single paned. The proposed window reveal depth is at least 120mm.
- A vertical section of the front and rear elevations of the house, closest to the adjoining property at number 21 Melyn Close, would be set down from the ridge line and recessed, as per the approved consent. Opaque glass panels would be introduced between the windows within these vertical sections, as per the approved consent.
- The parapet height on the side elevation would be lowered by 0.3m.

6.2 An addition, the application proposes:

- A slatted metal fence and gate on the Corinne Road elevation. The wall along Melyn Close and between 105 and 21 Melyn Close would be retained as existing. As approved, access to the property was via Melyn Close. As proposed, access would be via Corinne Road.

### **Revision 1**

6.3 Amended drawings were received on 2/4/2014. The amendments included:

- Amendments to 2 paragraphs within the design and access statement to rectify inaccuracies
- A reduction in height of the fence/ gate fronting Corinne Road to 1.8m

## 7 RELEVANT HISTORY

### **Planning Applications:**

- 7.1 **P090159**- The erection of a 3 storey dwelling house adjoining 21 Melyn Close- Approved 4/6/2009
- 7.2 **P090159(MA02)**- Non material amendment to application P090159 to allow for internal changes- Approved 5/1/2011
- 7.3 **P112675**- Removal of condition which removed permitted development rights to the adjoining property at 21 Melyn Close- approved 19/3/2012
- 7.4 **P120416**- Single storey rear extension- Approved 19/6/2012

### **Enforcement:**

- 7.5 **E/2013/0083** – Failure to accord with the approved drawings. Record created 14/2/2013

### **Pre- Application Advice:**

- 7.6 None

## 8 CONSULTATION

### **Public Consultation**

- 8.1 Letters were sent to occupants of 106 adjoining and nearby properties on 24/2/2014. A site and press notice were displayed on 20/3/2014. The public consultation of the application therefore expired on 17/3/2014, 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, 3 letters of objection had been received with regard to the application. The comments raised can be summarised as follows (with the paragraph that provides responses to each issue indicated in brackets):
- Incorrect information in the design and access statement (see para 6.3)
  - Dangerous access to property from Corinne Road (see para 10.12)
  - Property as built is not in keeping with the character of the area (see paras 10.4, 10.5, 10.6, 10.7 and 10.8)



- Retrospective nature of application (see para 10.13)

### **Internal Consultees**

- 8.3 Design and Conservation: The proposed changes would be acceptable in appearance terms.

### **External Consultees:**

- 8.4 Camden Council (neighbouring authority): No objection

## **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.

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

- 9.3 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 development on the character and appearance of the area and the adjacent conservation area
  - the impact of the development on the residential amenities of the neighbouring occupiers

### **Impact of the development 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 property as built does not conform with the approved drawings. The property does not have the design detail and definition to the elevations that were approved. The applicant has proposed alterations to the built form to address these concerns.
- 10.4 The proposed removal of all uPVC windows and replacement with aluminium frames in large panes would improve the appearance of the property. The approved drawings included aluminium windows as these would be in keeping with the style of the property and the large panes would be sleek and modern whilst being discrete in this location adjacent to a conservation area.
- 10.5 It is proposed to recess the windows by a minimum of 120mm. This is less of a recess than originally proposed but it is considered that, in conjunction with the other positive changes to the building, that this would introduce an appropriate level of definition and interest to the elevations.
- 10.6 It is proposed to set down a section of the front and rear elevations from the existing ridgeline and recess a vertical panel of front and rear elevation adjacent to the adjoining property, as was originally consented. This would establish the shadow gap between the existing brickwork building at 21 Melyn close and the rendered façade of the new build that was intrinsic to the original design. The proposed opaque glazed panels between the windows in these shadow gaps would introduce the continuous vertical glazing which defined the feature and added definition to the facades.
- 10.7 The proposed introduction of the lowered parapet on the side elevation, in conjunction with the other proposed changes to the side elevation, would improve significantly the appearance of this elevation. The lowered parapet would reflect the lowered parapets to the front and rear and create the thoughtful design originally approved.
- 10.8 The proposed metal wall and gate proposed on the Corinne Road elevation has been reduced in height to 1.8m. It is now considered acceptable in appearance terms and would not be out of keeping on this part of Corinne Road, which contains boundary treatment of a variety of heights and materials.
- 10.9 The Council's Design and Conservation team have assessed the proposals. They considered that the changes proposed to the existing house would create a positive and acceptable appearance, in keeping with the character of the area and the adjacent conservation area.

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

- 10.10 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.'
- 10.11 There is no increase in the dimensions of the house as built. The proposed changes would have an acceptable impact on the residential amenities of the neighbouring occupiers.
- 10.12 Concern has been raised in relation to the new gate and fence on Corinne Road and the new pedestrian access that would be created to the property as a result. No new vehicular access would be created and it therefore only the appearance of the gate and fence that is assessed by the planning department.
- 10.13 In terms of the concern raised regarding the retrospective nature of the application, the planning act does allow for planning permission to be sought post implementation of a development.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed development would cause no harm to 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>The development hereby approved shall be completed within 6 months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development is carried out to the satisfaction of the Local Planning Authority</p>
2	<p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no alterations or extensions to the new dwelling house (21a Melyn Close) hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions in view of the limited space available for such alterations and the impact such extensions may have on residential amenity and the overall design entity of the scheme itself and in relation to the adjacent Tufnell Park Conservation Area,.</p>
3	<p>CONDITION: The following details shall be submitted to and approved in writing by the Local Planning Authority prior to that portion of the development taking place;</p> <ul style="list-style-type: none"> <li>- Samples of all external doors and window including drawings at a scale of 1:20.</li> <li>- Sample panel of brick work of the front wall and elevations of number 21a Melyn Close, to include bond, mortar and pointing.</li> <li>- Sample of render including and manufacturers specifications.</li> </ul> <p>The development shall be carried out strictly in accordance with the approved details and maintained as such permanently.</p> <p>REASON: To ensure that the Local Planning Authority may be satisfied with the external appearance of the building.</p>
4	<p>CONDITION: No plumbing or pipes, other than rainwater pipes shall be fixed on the front external face of the building.</p> <p>REASON: The Local Planning Authority considers that such plumbing or pipes would seriously detract from the appearance of the building</p>
5	<p>CONDITION: A replacement tree shall be planted towards the rear boundary in the garden of 21a Melyn Close. The tree should be of a species classed as a low water demander (N.H.B.C. 4.2) and of suitable species for the surrounding area. Details of the replacement tree shall be submitted to and approved by the Local Planning</p>

	<p>Authority prior to the completion of the development. The replacement tree as approved should be planted within one planting season of the removal.</p> <p>REASON: To ensure that the tree stock in the area is maintained and that a satisfactory standard of visual amenity is provided.</p>
6	<p>Notwithstanding the approved drawings, all external window reveal depths shall be at least 120mm</p> <p>REASON: To ensure that the local Authority may be satisfied with the external appearance of the building.</p>
7	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and access statement, EMF, Article 6 Application for planning permission, Design and access statement rev A dated 31 March 2014, site location plan, 100, 011, 012, 013, 014, 016, 015, 001, 002, 003, 004, 005, 111, 112, 113, 114, 116A, 115A, 101A, 102A, 103A, 104, 105A and 106A.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>

## LIST OF INFORMATIVES

<b>1</b>	<b>Positive Statement</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. The LPA and the applicant have worked positively and proactively in a collaborative manner through the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
<b>2</b>	<p>The details submitted to the Local Planning Authority on 01/03/2011 pursuant to condition 3 of planning permission reference P090159 [LBI ref: P090159(C3C5)] and approved by the LPA on 14/06/2011 shall be deemed to be approved for the purposes of this condition.</p>
<b>3</b>	<p>The details submitted to the Local Planning Authority on 01/03/2011 pursuant to condition 5 of planning permission reference P090159 [LBI ref: P090159(C3C5)] and approved by the LPA on 14/06/2011 shall be deemed to be approved for the purposes of this condition.</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)

Policy DM2.3 (Heritage)

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

The following SPGs and/or SPDs are relevant:

- Urban Design Guide

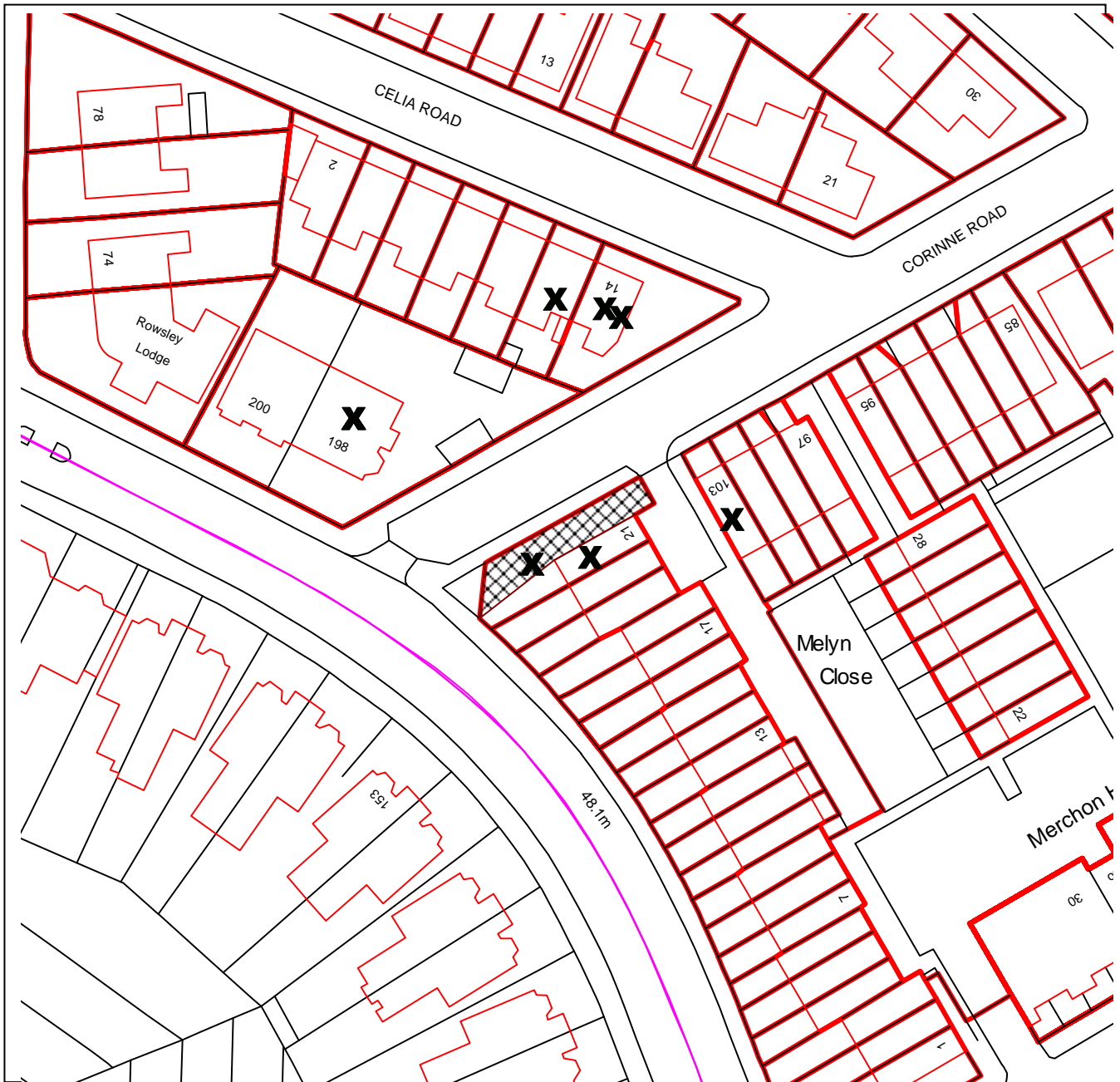
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# ISLINGTON



## DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0595/S73

LOCATION: 105 CORINNE ROAD, LONDON N19 5HA

SCALE: 1:750

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## 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>Date:</b>	10th June 2014	<b>NON-EXEMPT</b>

Application number	P2014/0530/FUL and P2014/0574/LBC
Application type	Full Planning Application
Ward	Barnsbury
Listed building	Listed Grade II
Conservation area	Barnsbury
Licensing Implications	None
Site Address	106 Barnsbury Road, N1 0ES
Proposal	Part demolition of existing garden level extension. Construction of a single storey basement rear extension and a bathroom rear extension between ground and first floors. Conversion of the vault area under the front steps to bathroom (listed building consent P2014/0574/LBC also submitted).

Case Officer	Sally Fraser
Applicant	Ms Michelle Ricci
Agent	Mr Angus McLeish

### 1. RECOMMENDATION

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

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





2. The rear of the property



3. Looking towards number 108 Barnsbury Road



4. Looking towards number 104 Barnsbury Road



5. Looking down at the existing projection and basement area



6. The properties to the rear along Cloudesley Road



7. The front vault

## **4 SUMMARY**

- 4.1 The application is for an extension to the basement, the reduction in depth of the existing ground floor projection and design alterations, a first floor rear extension and conversion of the front basement vault area into a bathroom and sauna.
- 4.2 The main considerations are the impact of the extensions and alterations on the significance of the listed building and the conservation area and the impact of the extensions on the residential amenities of the neighbouring occupiers.
- 4.3 The extensions and alterations would, by virtue of their design, size and siting, cause no undue harm to the significance of the listed building or the conservation area and would cause no undue impacts on the amenities of the neighbouring occupiers.

## **5 SITE AND SURROUNDING**

- 5.1 The application site is a mid terrace dwelling house located on Barnsbury Road.
- 5.2 It consists of a basement with small patio area to the rear with steps up to garden level, plus 3 floors above ground and a butterfly roof. There is a non original 8.3m deep ground floor rear projection. To the front at basement level there is a lightwell and 2 internal vaults underneath the pavement.
- 5.3 The property is Grade II listed and is significant for the quality of its architecture, as a handsome Georgian terraced house c.1820.
- 5.4 The site is located within the Barnsbury Conservation Area, which is considered to be of outstanding importance by virtue of its high quality late-Georgian and early-Victorian residential developments.

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

- 6.1 The proposed extension to the rear basement would have sliding rear doors, a glazed roof and outside space with steps up to garden level.
- 6.2 The existing ground floor projection would be reduced in depth to line up with the basement and would provide additional ceiling height for the new basement level room. A window on the rear elevation would extend from ground floor to basement level. The ground floor projection would have a slate roof which would be set down from the first floor window sill.
- 6.3 The proposed first floor rear extension would be 2.6m deep with a flat roof and a double hung sash window.



6.4 In terms of internal alterations, the front vault would be converted into bathroom facilities, including the addition of a wall at the front of the vault.

### **Revision 1**

6.5 Amended drawings were received on 13/3/2014. The amendments included:

- A reduction in the depth of the basement extension by 1m and further reduction in the depth of the existing ground floor extension by 1m
- A reduction in roof height of the upper part of the kitchen and sloping rather than flat.

## **7 RELEVANT HISTORY**

### **Planning Applications:**

7.1 **P2013/1149/LBC and P2013/1068/FUL-** Construction of a single storey rear garden extension, a rear extension between ground and first floors and a roof extension at third floor level. Alterations including conversion of vault and area under front steps to bathroom- Refused 26/6/2013 due to the impact of the extensions on the listed building.

7.2 **P2013/3255/LBC and P2013/3191/FUL-** Construction of a single storey sunken rear garden infill extension, a bathroom rear extension between ground and basement floors. Conversion of vault and area under front steps to bathroom. Withdrawn 29/10/2013.

### **Enforcement:**

7.3 None relevant

### **Pre Application Advice:**

7.4 Q2013/4430/LBC- submitted 13/11/2013- The scheme was similar to the scheme proposed here. It was suggested that a basement level extension could be acceptable and that a reduction in the depth of the existing ground floor projection would benefit the heritage asset. The window in the first floor extension should be real and not a false window.

## **8 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 8 adjoining and nearby properties 21/2/2014. A site and press notice were displayed on 23/3/2014.
- 8.2 Letters were sent out to the occupants of the adjoining and nearby properties in relation to the amended plans on 7/4/2014 and a new site and press notice were displayed. The date of expiry of the reconsultation was 8/5/2014.
- 8.3 At the time of the writing of this report, 3 objections had been received with regard to the application. 2 of these objectors also replied to the reconsultation. The objections to the amended drawings were similar to those received for the scheme as originally submitted.
- 8.4 All objections are summarised below (with the paragraph that provides responses to each issue indicated in brackets):
- Loss of light (see paras 10.14 and 10.15)
  - Disproportionate extensions which would harm the listed building (see paras 10.7, 10.8, 10.9, 10.10 and 10.11)
  - Potential structural damage (see para 10.16)
  - Extension out of keeping with surrounding properties and the host property (see paras 10.7, 10.8, 10.9, 10.10 and 10.11)
  - Insufficient time to consider the revised plans (see para 10.19)
  - Overlooking (see para 10.15)
  - Impact on property values (see para 10.18)
  - Preservation of trees (see para 10.17)

### **External consultees**

- 8.5 LAMAS – the proposal would be detrimental to the setting and character of the listed building

### **Internal consultees**

- 8.6 Design and conservation: The extensions, as amended, would not harm the integrity of the listed building. Approval is recommended with appropriate conditions.

## **9 RELEVANT POLICIES**

9.1 **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**

9.2 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**

9.3 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**

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

- Barnsbury Conservation Area
- Article 4 (2) Barnsbury
- Grade II listed building

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

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

## **10 ASSESSMENT**

10.1 The main issues arising from this proposal relates to:

- the impact of the extension on the significance of the listed building and the conservation area
- the impact of the extension on the amenity of the neighbouring occupiers

### **The impact of the extension on the significance of the listed building and the conservation area**

- 10.2 The NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 10.3 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.'
- 10.4 Development management policy DM2.3 states that the significance of Islington's listed buildings is required to be conserved or enhanced. Proposals to alter or extend a listed building which harms its significance will not be permitted unless there is a clear and convincing justification.
- 10.5 The Barnsbury Conservation Area guidance states that the Council will operate special policies in the Barnsbury Conservation Area in order to preserve and enhance its special character and appearance. For new development, materials should be sympathetic to the character of the area, in terms of form, colour and texture.
- 10.6 Development Management policy DM2.3 requires alterations to existing buildings in conservation areas to conserve or enhance the significance of the conservation areas.
- 10.7 It is appreciated that neighbours have raised concerns in relation to the impact of the extensions on the significance of the listed building. Pre application advice was sought prior to the submission of this application and a more acceptable scheme was submitted. The Design and Conservation officer has carefully considered the current scheme and suggested further changes, which have been implemented by the applicant in the revised drawings submitted.
- 10.8 The proposed extension to the rear basement is considered an appropriate alteration. It has been reduced in depth since submission and is now a subordinate addition which would cause no harm to the significance of the heritage asset. The part glazed flat roof would be discrete and would conserve the historic appearance of the building.
- 10.9 The reduction in depth of the existing rear projection would benefit the appearance of the building. The roof of this part of the proposal has been amended since submission so that it sits below the first floor cill line. It is a welcome improvement to the existing insubordinate projection.
- 10.10 The half width first floor extension is also considered acceptable. A double hung sash window has been added since the recent pre application advice, to reflect the pattern of windows in the existing property and maintain the vertical emphasis.
- 10.11 The Design and Conservation team consider the proposal acceptable in appearance terms. The materials used would be sympathetic to the property

and the extension would not dominate or detract from the buildings character or the significance of the conservation area.

10.12 Overall the proposal would make a positive contribution to local character, in accordance with the NPPF 2012, policy CS9 of the Core Strategy 2011 and policies DM2.1 and DM2.3 of the Development Management Policies 2013.

**Impact of the extension on the amenity of the neighbouring occupiers**

- 10.13 Development management policy DM2.1 is concerned within ensuring that proposed developments have an acceptable impact on neighbouring occupiers.
- 10.14 The existing ground floor projection has been reduced in depth and there would be no undue impacts on the neighbouring occupiers as a result of this part of the proposal.
- 10.15 The first floor rear extension would, by reason of its depth and relationship with the adjacent windows at number 104, would cause no undue loss of light on the residential amenities of the occupiers, nor would it cause an overbearing impact. There would be no undue overlooking as a result of the proposal.
- 10.16 Concern was raised in relation to potential structural damage to neighbouring properties. A structural report would be required by condition should the application be approved, to ensure that the integrity of the neighbouring buildings was retained.
- 10.17 Concern was also raised in respect to the impact on trees. There are no trees within the subject that would be affected by the proposed development. Trees not within the site are outside of the control of the planning department.
- 10.18 The impact of a development on property values is not a material planning consideration.
- 10.19 In terms of the concern raised over the amount of time given to view the amended drawings, neighbours were consulted for 2 weeks and a new site and press notice erected. Representations are accepted until the time of decision of an application to ensure every opportunity is given to comment.
- 10.20 In conclusion to the above assessment, there would be undue loss of residential amenity to the neighbouring occupiers. In this respect the proposed extension is acceptable.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed extensions would cause no harm to the character and appearance of the listed building or the conservation area and there would be no undue impact on the amenities of 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 for P2014/0530/FUL:

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 revB dated 03/02/2014, site plan, 12232/01, 12232/02, 12232/03F and 12232/04F.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>CONDITION: All new facing brickwork shall match the original brickwork in respect of colour, texture, face bond and pointing. The bricks shall be Imperial yellow stock bricks. No permission is granted for the use of brick slips. The pointing shall be carried out using a lime mortar and shall be flush/slightly recessed and not weatherstruck. The brickwork shall be soot washed to match the colour and appearance of the original brickwork. The brick arches to the new windows at shall be gauged brick arches which exactly replicate the original gauged brick arches and shall be very finely pointed.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
4	<p>The new sash window shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property (or where these do not survive to a comparable house forming part of the listed terrace). It shall be painted timber, double-hung 6/6 sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 10mm (3mm glass : 4mm gas : 3mm glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
5	<p>ALL EXTERNAL AND INTERNAL WORKS TO MATCH (COMPLIANCE): All new</p>

	<p>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. 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.</p>
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**List of Conditions for P2014/0574/LBC:**

1	<p>3 YEAR CONSENT PERIOD FOR LBC and CAC: 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>CONDITION: All new facing brickwork shall match the original brickwork in respect of colour, texture, face bond and pointing. The bricks shall be Imperial yellow stock bricks. No permission is granted for the use of brick slips. The pointing shall be carried out using a lime mortar and shall be flush/slightly recessed and not weatherstruck. The brickwork shall be soot washed to match the colour and appearance of the original brickwork. The brick arches to the new windows at shall be gauged brick arches which exactly replicate the original gauged brick arches and shall be very finely pointed.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
3	<p>No permission is granted for the removal of any original joinery. All new joinery shall accurately replicate original late-Georgian joinery, in terms of material, profile and detailing, surviving to the property or where this does not survive to a comparable house forming part of the listed terrace. If no original late-Georgian joinery survives to the property or a comparable house any new work shall exactly replicate late-Georgian joinery appropriate for the age, style and status of the property and hierarchy of the space.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
4	<p>No boxed-in services shall be installed to the interior of the building unless shown on the drawings hereby approved. No permission is granted for any new plumbing, pipes, soilstacks, flues, vents, ductwork, grilles, security alarms, lighting, cameras or other appurtenances fixed to any external faces of the building unless shown on the drawings hereby approved. All new external rainwater goods and soil pipes shall be of cast iron, painted black.</p> <p>REASON: To conserve the significance of the heritage asset.</p>



5	<p>No permission is granted for any cleaning of brickwork, other than a gentle surface clean using a nebulous water spray.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
6	<p>The new sash window shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property (or where these do not survive to a comparable house forming part of the listed terrace). It shall be painted timber, double-hung 6/6 sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 10mm (3mm glass : 4mm gas : 3mm glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
7	<p>ALL EXTERNAL AND INTERNAL WORKS TO MATCH (COMPLIANCE): 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. 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.</p>

## LIST OF INFORMATIVES

<b>1</b>	<b>Positive Statement</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. The LPA and the applicant have worked positively and proactively in a collaborative manner through the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</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)

Policy 7.8 (Heritage assets and archaeology)

#### **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)

Policy DM2.3 (Heritage)

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

The following SPGs and/or SPDs are relevant:

- Urban Design Guide -
- Conservation area guidance

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# ISLINGTON



## DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0530/FUL

LOCATION: 106 BARNSBURY ROAD, LONDON N1 0ES

SCALE: 1:1000

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Islington Council, LA086452

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# ISLINGTON



## DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0574/LBC

LOCATION: 106 BARNSBURY ROAD, LONDON N1 0ES

SCALE: 1:750

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## 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>	
Date:	10 <sup>th</sup> June 2014

Application number	P2014/0677/FUL
Application type	Full Planning (Householder)
Ward	Caledonian
Listed building	Locally Listed
Conservation area	Keystone Crescent Conservation Area
Development Plan Context	Conservation Area
Licensing Implications	None
Site Address	31 Wharfdale Road, London, 9SD
Proposal	Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings.

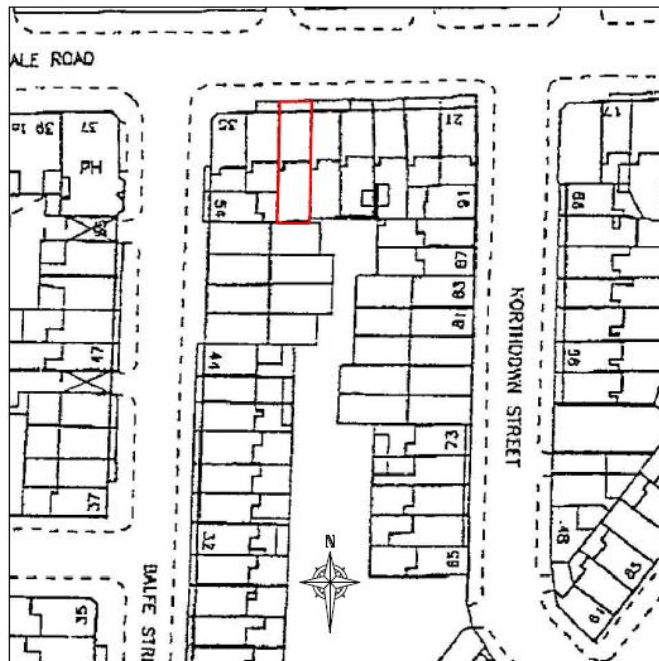
Case Officer	Krystyna Williams
Applicant	Mr Andrew Long
Agent	Mr Rashid Randeree

### 1. RECOMMENDATION

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

1. for the reasons for refusal set out in Appendix 1;

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



**3. PHOTOS OF SITE/STREET**



**Image 1: Front elevation of the locally listed terrace at Wharfdale Road looking east**



**Image 2: View towards the terrace from the junction with Northampton Street**



**Photo 3: View taken from the submitted Design and Access Statement**

#### 4. Summary

- 4.1 Planning permission is sought for the erection of a roof extension with 3 no. velux rooflights to the front elevation and double glazed doors to rear; formation of a rear roof terrace enclosed with wrought iron railings.
- 4.2 This application is being heard at Planning Committee after being called in by Councillor Paul Convery and Councillor Charlyne Pullen.
- 4.3 The proposed roof extension would be situated within a terrace that has a predominately uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful to the appearance of the host building, integrity of the locally listed terrace of

which it forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area.

## **5. SITE AND SURROUNDING**

- 5.1 The application site is a two-storey over basement, mid terrace building located on the southern side of Wharfdale Road. The terrace of 8 residential properties has a largely consistent roofline with valley roofs, with only two roof extensions in situ as No's 25 & 27 Wharfdale Road.
- 5.2 The building is locally listed and is located within the Keystone Crescent Conservation Area. The surrounding area is mixed in character and use with residential properties and commercial buildings.

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

- 6.1 Planning permission is sought for the erection of a roof extension with 3 no. velux rooflights to the front elevation and double glazed doors to rear; formation of a rear roof terrace enclosed with wrought iron railings. An application with the same description of development has also been submitted for works at adjoining building, No. 33 Wharfdale Road.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 **P2014/0676/FUL** - Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings at No. 33 Wharfdale Road. Recommended for Refusal.

**P040591** - Erection of a roof extension and balcony at No. 27 Wharfdale Road. Approved 02/08/2004.

**900401** - Construction of roof and rear extensions to provide additional room at No. 25 Wharfdale Road. Approved 29/08/1990.

### **ENFORCEMENT:**

- 7.2 None

### **PRE-APPLICATION ADVICE:**

- 7.3 None.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties, comprising No's 29, 31 & 33 Wharfdale Road, No's 32, 33, 34, 35, 36, 37 & 38 Battlebridge Court, 50, 52 & 54 Balfe Street, and 26-34 Wharfdale Road.

- 8.2 A site notice and press advert was also displayed on 06 March 2014. Consultation expired on the 27<sup>th</sup> March 2014 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 No objection was received from the public with regard to the application. However, two letters of support were received from the owner/occupiers of No. 27a Wharfdale Road and No. 73 Northdown Street.

#### **External Consultees**

- 8.4 None.

#### **Internal Consultees**

- 8.5 **Design and Conservation:** The proposed roof extension is considered unacceptable in principle. The consistent roofline of the terrace (valley roofs) is largely unbroken (2/8 have roof extensions) and we would want to retain this (IUDG). The two existing roof extension are either not consented or were carried out prior to the adoption of current policy and CADG.

*CADG 14.18 - New roof extensions will only be allowed where a significant number already exists and where additional extensions will create a more harmonious roof line.*

The design of the roof extensions is also inappropriate – the rear terrace is completely out of character and is unacceptable. The rooflights to the front and the large off-centre dormer to the rear along with the French doors which provide access onto the roof terrace are considered unacceptable. The rear roof terrace to no. 27 does not appear to have had consent. Otherwise there are no other roof terraces to this terrace.

### **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, The 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 London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

- **Keystone Road Conservation Area**

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

9.4 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:

- Design and appearance and impacts on the host building, surrounding Keystone Road Conservation Area; and
- Impact on amenity of neighbours.

### **Design and Conservation**

10.2 The application building forms part of a terrace of eight locally listed properties (No's 21 – 35 Wharfdale Road) with a largely consistent roofline consisting of distinctive rear valley roofs, each having a central valley running from front to back, with a parapet to the street elevation. A separate planning application ref: P2014/0676/FUL for the same works is proposed at No. 33 Wharfdale Road.

10.3 Two of the terrace of eight buildings have been altered at roof level. No's 25 & 27 Wharfdale Road have roof extensions approved in 1990 and 2004 respectively.

10.4 In assessing this proposal for a roof extension at No. 31 Wharfdale Road, it is important to note section 2.4.2 of the Urban Design Guide, which states that,

*“...an important constituent to the rhythm and uniformity of a residential terrace or street is the roofline. A typical terrace or row of detached / semi-detached houses is designed with a consistent height at the front and rear. A well defined roofline throughout helps give terraces their inherent unity. It also allows the repeated articulation to provide the natural rhythm that underpins the frontages. An extension that projects above or alters the original roofline at the front or rear can often disrupt this rhythm/unity and introduce features that fail to respect the scale, form, and character of the street frontage”.*

10.5 Section 2.4.2 adds that, *“the same principles apply to the roofline at the rear as well as the front, particularly where they are visible through gaps in the*

*street frontage or where the roofline has a strong rhythm... a break in a largely unaltered roofline is likely to have an adverse impact upon the quality of the private realm.”*

- 10.6 Whilst it is noted that the roofline at the terrace has been altered following planning permissions in 1990 and 2004, importantly the Council’s guidelines confirm that rooflines should be preserved...*“especially when the roofline is minimally altered. In these cases there will be a strong presumption against any alteration or extension beyond the existing roofline”*.
- 10.7 In Section 2.4.3, the Urban Design Guide adds that for rooflines with existing alterations/ extensions, *‘the extent and nature of the existing roof additions will determine the scope for further change’*. The application terrace is formed of eight locally listed buildings, and two roof extensions that pre-date the adopted policies on an otherwise unbroken roofline does not constitute a precedent for further roof additions of poor design/appearance.
- 10.8 Furthermore, paragraph 14.18 of the CADG states that, *‘new roof extensions will only be allowed where a significant number already exists and where additional extensions will create a more harmonious roof line’*. In addition, the terrace sits within the Keystone Crescent Conservation Area which seeks to avoid the ad hoc construction of roof extensions that are very damaging to the character and appearance of the conservation area.
- 10.9 In addition to the above, the proposed roof extension will be, in part, visible from the streetscene. The Conservation Area Design Guidelines state new roof extensions visible from street levels or public area will only be allowed on 28-52 Caledonian Road (to the existing pattern) and to 46-52 Balfe Street (to an appropriate design to be agreed). Elsewhere extensions will not be permitted.
- 10.10 Notwithstanding the above, the design of the roof extensions proposed at both No. 31 (and No. 33) Wharfedale Road is also inappropriate. The rear terrace is completely out of character and is unacceptable. The rooflights to the front and the large off-centre dormer to the rear along with the French doors which would provide access onto the roof terrace are also considered unacceptable.
- 10.11 Overall, the proposed roof extension is considered to form a discordant feature, resulting in visual harm to the character and appearance of the locally listed terrace it forms a part of and the Keystone Crescent Conservation Area. The development is contrary to policies 7.4 (Local character) and 7.6 (Architecture) and 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2011, policies CS9 (Protecting and enhancing Islington’s built and historic environment) of the Core Strategy 2011, policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013, section 2.4.3 (Rooflines with existing alterations/extensions) of the Islington Urban Design Guide (2006) and the Keystone Crescent Conservation Area Design Guidelines (2002).

### **Neighbouring Amenity**

- 10.12 The site is located in the southern side of Wharfdale Road, opposite No. 26-36 Wharfdale Road which comprises offices over four floors. To the rear of the application site are residential properties located along Balfe Street. Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy and outlook.
- 10.13 There has been no objection to the proposed works from members of the public following the consultation period. To the contrary there were two letters of support received from the owner/occupiers of No's 27A Wharfdale Road and No. 73 Northdown Street.
- 10.14 Whilst there would be views of the proposed development from the surrounding public and private spaces there is not considered to be any adverse material impact on residential amenity in terms of loss of light, loss of privacy, sense of enclosure or overlooking.

## **11.0 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed roof extension would be situated within a terrace that has a predominantly uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful to the appearance of the host building, integrity of the locally listed terrace of which it forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area.

### **Conclusion**

- 11.2 It is recommended that planning permission ref: P2013/0677FUL is refused for the reason as set out in Appendix 1 - RECOMMENDATIONS.



# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

That the refusal of planning permission is subject to the following reason:

### Reason for Refusal:

1	REASON
	<p>The proposed roof extension would be situated within a terrace that has a predominantly uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful to the appearance of the host building, integrity of the locally listed terrace of which is forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area. The development is contrary to policies 7.4 (Local character) and 7.6 (Architecture) and 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2011, policies CS9 (Protecting and enhancing Islington's built and historic environment) of the Core Strategy 2011, policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013, section 2.4.3 (Rooflines with existing alterations/extensions) of the Islington Urban Design Guide (2006) and the Keystone Crescent Conservation Area Design Guidelines (2002).</p>

### List of Informatives:

1	Positive statement
	<p>To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. A pre-planning application advice service is also offered and encouraged. No pre-application discussions were entered into. On receipt, the scheme did not comply with policy or guidance. The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF. The LPA invites the applicant to enter into a collaborative pre-planning application discussion process to assist in the preparation of a new planning application.</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 and the Finsbury Local Plan 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**

##### **5 London's response to climate change**

**Policy 5.3 Sustainable design and construction**

##### **7 London's living places and spaces**

**Policy 7.1 Building London's**

**neighbourhoods and communities**

**Policy 7.2 An inclusive environment**

**Policy 7.3 Designing out crime**

**Policy 7.4 Local character**

**Policy 7.6 Architecture**

**Policy 7.8 Heritage assets and archaeology**

#### **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**

**DM2.1 Design**

##### **Energy and Environmental Standards**

**DM7.4 Sustainable design standards**

**DM2.2 Inclusive Design  
DM2.3 Heritage**

**5. 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:

- **Keystone Road Conservation Area**

**6. Supplementary Planning Guidance (SPG) / Document (SPD)**

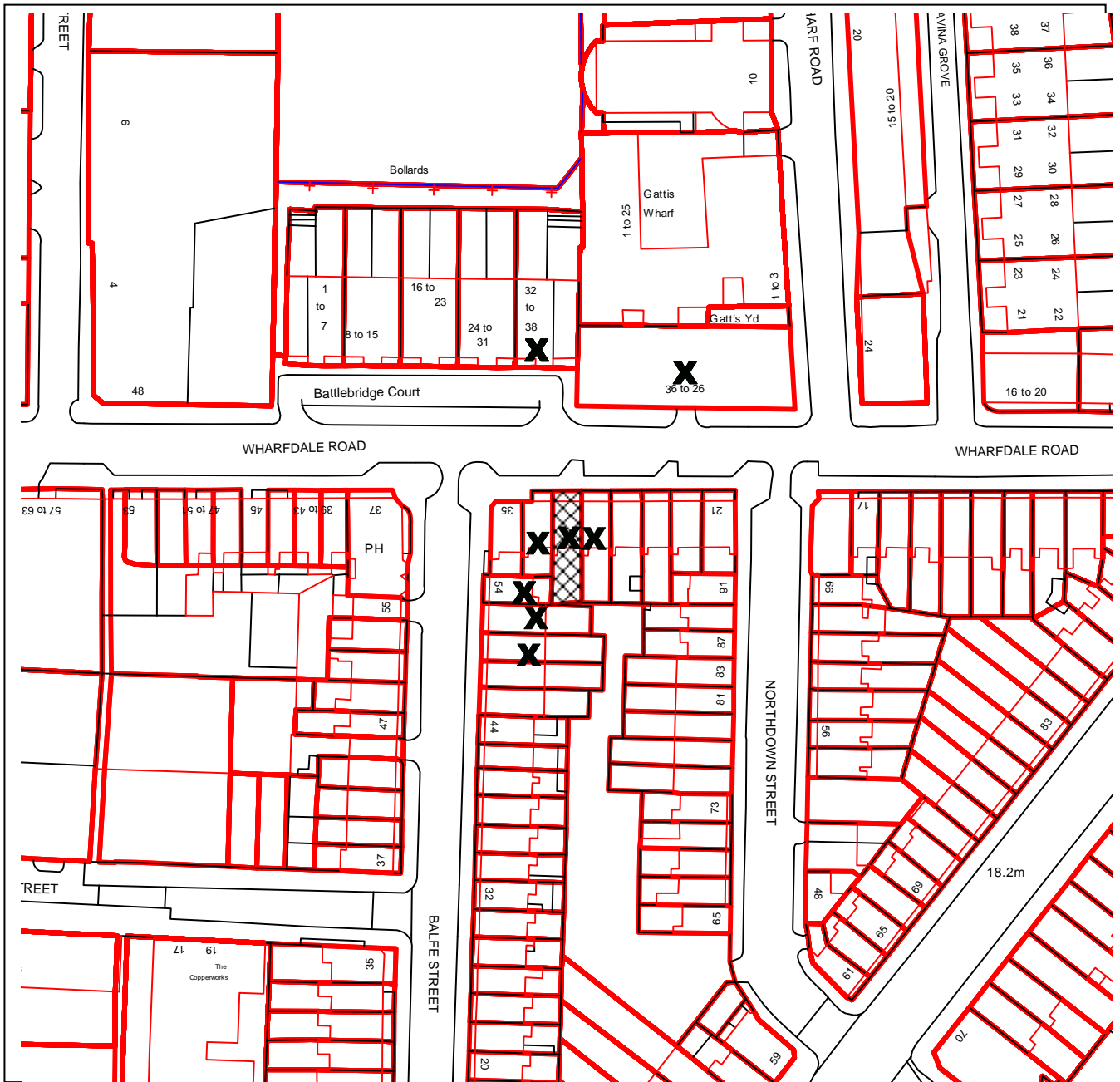
The following SPGs and/or SPDs are relevant:

- | <b>Islington Local Development Plan</b>             | <b>London Plan</b>                             |
|---|--|
| - <b>Conservation Area Design Guidelines (2002)</b> | - <b>Sustainable Design &amp; Construction</b> |
| - <b>Urban Design Guide (2006)</b>                  |  |

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# ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0677/FUL

LOCATION: 31 WHARFDALE ROAD, LONDON N1 9SD

SCALE: 1:1000

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## 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>	
Date:	10 <sup>th</sup> June 2014

Application number	P2014/0676/FUL
Application type	Full Planning (Householder)
Ward	Caledonian
Listed building	Locally Listed
Conservation area	Keystone Crescent Conservation Area
Development Plan Context	Conservation Area
Licensing Implications	None
Site Address	33 Wharfdale Road, London, 9SD
Proposal	Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings.

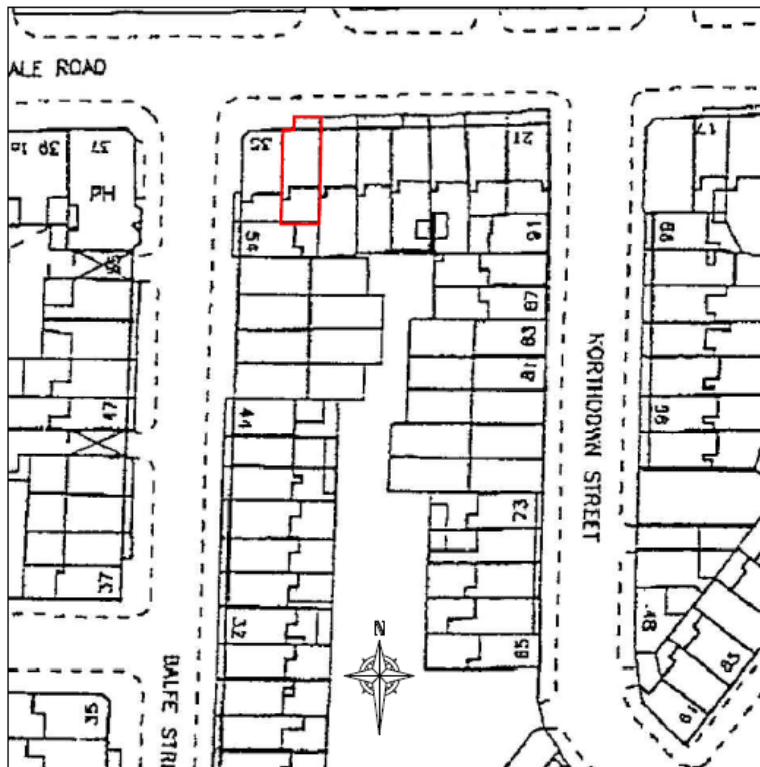
Case Officer	Krystyna Williams
Applicant	Mr John Ashwell
Agent	Mr Rashid Randeree

### 1. RECOMMENDATION

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

1. for the reasons for refusal set out in Appendix 1;

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



3. **PHOTOS OF SITE/STREET**



Image 1: Front elevation of the locally listed terrace at Wharfdale Road looking east





**Image 2: View towards the terrace from the junction with Northampton Street**



**Photo 3: View taken from the submitted Design and Access Statement**

#### 4. Summary

- 4.1 Planning permission is sought for the erection of a roof extension with 3 no. velux rooflights to the front elevation and double glazed doors to rear; formation of a rear roof terrace enclosed with wrought iron railings. An application with the same description of development has also been submitted for works at adjoining building, No. 31 Wharfdale Road – ref: P2014/0677/FUL.
- 4.2 This application is being heard at Planning Committee after being called in by Councillor Paul Convery and Councillor Charlyne Pullen.
- 4.3 The proposed roof extension would be situated within a terrace that has a predominately uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful

to the appearance of the host building, integrity of the locally listed terrace of which it forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area.

## **5. SITE AND SURROUNDING**

- 5.1 The application site is a two-storey over basement, mid terrace building located on the southern side of Wharfdale Road. The terrace of 8 residential properties has a largely consistent roofline with valley roofs, with only two roof extensions in situ as No's 25 & 27 Wharfdale Road.
- 5.2 The building is locally listed and is located within the Keystone Crescent Conservation Area. The surrounding area is mixed in character and use with residential properties and commercial buildings.

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

- 6.1 Planning permission is sought for the erection of a roof extension with 3 no. velux rooflights to the front elevation and double glazed doors to rear; formation of a rear roof terrace enclosed with wrought iron railings. An application with the same description of development has also been submitted for works at adjoining building, No. 31 Wharfdale Road.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 **P2014/0677/FUL** - Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings at No. 31 Wharfdale Road. Recommended for Refusal.

**P040591** - Erection of a roof extension and balcony at No. 27 Wharfdale Road. Approved 02/08/2004.

**900401** - Construction of roof and rear extensions to provide additional room at No. 25 Wharfdale Road. Approved 29/08/1990.

### **ENFORCEMENT:**

- 7.2 None

### **PRE-APPLICATION ADVICE:**

- 7.3 None.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties, comprising No's 31, 33 & 35 Wharfdale Road, No's 32, 33, 34, 35, 36, 37 & 38 Battlebridge Court, and No's 52 & 54 Balfe Street.
- 8.2 A site notice and press advert was also displayed on 06 March 2014. Consultation expired on the 27<sup>th</sup> March 2014 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 No objection was received from the public with regard to the application. However, two letters of support were received from the owner/occupiers of No. 27a Wharfdale Road and No. 73 Northdown Street.

#### **External Consultees**

- 8.4 None.

#### **Internal Consultees**

- 8.5 **Design and Conservation:** The proposed roof extension is considered unacceptable in principle. The consistent roofline of the terrace (valley roofs) is largely unbroken (2/8 have roof extensions) and we would want to retain this (IUDG). The two existing roof extension are either not consented or were carried out prior to the adoption of current policy and CADG.

*CADG 14.18 - New roof extensions will only be allowed where a significant number already exists and where additional extensions will create a more harmonious roof line.*

The design of the roof extensions is also inappropriate – the rear terrace is completely out of character and is unacceptable. The rooflights to the front and the large off-centre dormer to the rear along with the French doors which provide access onto the roof terrace are considered unacceptable. The rear roof terrace to no. 27 does not appear to have had consent. Otherwise there are no other roof terraces to this terrace.

### **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, The 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 London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

- **Keystone Road Conservation Area**

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

- 9.4 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:

- Design and appearance and impacts on the host building, surrounding Keystone Road Conservation Area; and
- Impact on amenity of neighbours.

## **Design and Conservation**

- 10.2 The application building forms part of a terrace of eight locally listed properties (No's 21 – 35 Wharfdale Road) with a largely consistent roofline consisting of distinctive rear valley roofs, each having a central valley running from front to back, with a parapet to the street elevation. A separate planning application ref: P2014/0677/FUL for the same works is proposed at No. 31 Wharfdale Road.
- 10.3 Two of the terrace of eight buildings have been altered at roof level. No's 25 & 27 Wharfdale Road have roof extensions approved in 1990 and 2004 respectively.
- 10.4 In assessing this proposal for a roof extension at No. 33 Wharfdale Road, it is important to note section 2.4.2 of the Urban Design Guide, which states that,

*“...an important constituent to the rhythm and uniformity of a residential terrace or street is the roofline. A typical terrace or row of detached / semi-detached houses is designed with a consistent height at the front and rear. A well defined roofline throughout helps give terraces their inherent unity. It also allows the repeated articulation to provide the natural rhythm that underpins*

*the frontages. An extension that projects above or alters the original roofline at the front or rear can often disrupt this rhythm/unity and introduce features that fail to respect the scale, form, and character of the street frontage”.*

- 10.5 Section 2.4.2 adds that, *“the same principles apply to the roofline at the rear as well as the front, particularly where they are visible through gaps in the street frontage or where the roofline has a strong rhythm... a break in a largely unaltered roofline is likely to have an adverse impact upon the quality of the private realm.”*
- 10.6 Whilst it is noted that the roofline at the terrace has been altered following planning permissions in 1990 and 2004, importantly the Council’s guidelines confirm that rooflines should be preserved...*“especially when the roofline is minimally altered. In these cases there will be a strong presumption against any alteration or extension beyond the existing roofline”.*
- 10.7 In Section 2.4.3, the Urban Design Guide adds that for rooflines with existing alterations/ extensions, *‘the extent and nature of the existing roof additions will determine the scope for further change’*. The application terrace is formed of eight locally listed buildings, and two roof extensions that pre-date the adopted policies on an otherwise unbroken roofline does not constitute a precedent for further roof additions of poor design/appearance.
- 10.8 Furthermore, paragraph 14.18 of the CADG states that, *‘new roof extensions will only be allowed where a significant number already exists and where additional extensions will create a more harmonious roof line’*. In addition, the terrace sits within the Keystone Crescent Conservation Area which seeks to avoid the ad hoc construction of roof extensions that are very damaging to the character and appearance of the conservation area.
- 10.9 In addition to the above, the proposed roof extension will be, in part, visible from the streetscene. The Conservation Area Design Guidelines state new roof extensions visible from street levels or public area will only be allowed on 28-52 Caledonian Road (to the existing pattern) and to 46-52 Balfe Street (to an appropriate design to be agreed). Elsewhere extensions will not be permitted.
- 10.10 Notwithstanding the above, the design of the roof extensions proposed at both No. 33 (and No. 31) Wharfdale Road is also inappropriate. The rear terrace is completely out of character and is unacceptable. The rooflights to the front and the large off-centre dormer to the rear along with the French doors which would provide access onto the roof terrace are also considered unacceptable.
- 10.11 Overall, the proposed roof extension is considered to form a discordant feature, resulting in visual harm to the character and appearance of the locally listed terrace it forms a part of and the Keystone Crescent Conservation Area. The development is contrary to policies 7.4 (Local character) and 7.6 (Architecture) and 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2011, policies CS9 (Protecting and enhancing Islington's built and historic environment) of the Core Strategy 2011, policies

DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013, section 2.4.3 (Rooflines with existing alterations/extensions) of the Islington Urban Design Guide (2006) and the Keystone Crescent Conservation Area Design Guidelines (2002).

### **Neighbouring Amenity**

- 10.12 The site is located in the southern side of Wharfdale Road, opposite No. 32-38 Battlebridge Court which is in residential use. To the rear of the application site are residential properties located along Balfe Street. Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy and outlook.
- 10.13 There has been no objection to the proposed works from members of the public following the consultation period. To the contrary there were two letters of support received from the owner/occupiers of No's 27A Wharfdale Road and No. 73 Northdown Street.
- 10.14 Whilst there would be views of the proposed development from the surrounding public and private spaces there is not considered to be any adverse material impact on residential amenity in terms of loss of light, loss of privacy, sense of enclosure or overlooking.

## **11.0 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed roof extension would be situated within a terrace that has a predominantly uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful to the appearance of the host building, integrity of the locally listed terrace of which is forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area.

### **Conclusion**

- 11.2 It is recommended that planning permission ref: P2013/0676FUL is refused for the reason as set out in Appendix 1 - RECOMMENDATIONS.

# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

That the refusal of planning permission is subject to the following reason:

### Reason for Refusal:

1	REASON
	<p>The proposed roof extension would be situated within a terrace that has a predominantly uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful to the appearance of the host building, integrity of the locally listed terrace of which is forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area. The development is contrary to policies 7.4 (Local character) and 7.6 (Architecture) and 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2011, policies CS9 (Protecting and enhancing Islington's built and historic environment) of the Core Strategy 2011, policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013, section 2.4.3 (Rooflines with existing alterations/extensions) of the Islington Urban Design Guide (2006) and the Keystone Crescent Conservation Area Design Guidelines (2002).</p>

### List of Informatives:

1	Positive statement
	<p>To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. A pre-planning application advice service is also offered and encouraged. No pre-application discussions were entered into. On receipt, the scheme did not comply with policy or guidance. The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF. The LPA invites the applicant to enter into a collaborative pre-planning application discussion process to assist in the preparation of a new planning application.</p>

## **APPENDIX 2: RELEVANT POLICIES**

This appendix lists all relevant development plan polices 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 and the Finsbury Local Plan 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**

##### **5 London's response to climate change**

**Policy 5.3 Sustainable design and construction**

##### **7 London's living places and spaces**

**Policy 7.1 Building London's**

**neighbourhoods and communities**

**Policy 7.2 An inclusive environment**

**Policy 7.3 Designing out crime**

**Policy 7.4 Local character**

**Policy 7.6 Architecture**

**Policy 7.8 Heritage assets and archaeology**

#### **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**

**DM2.1 Design**

##### **Energy and Environmental Standards**

**DM7.4 Sustainable design standards**



**DM2.2 Inclusive Design  
DM2.3 Heritage**

**5. 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:

- **Keystone Road Conservation Area**

**6. Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

- | <b>Islington Local Development Plan</b>             | <b>London Plan</b>                             |
|---|--|
| - <b>Conservation Area Design Guidelines (2002)</b> | - <b>Sustainable Design &amp; Construction</b> |
| - <b>Urban Design Guide (2006)</b>                  |  |

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# ISLINGTON



## DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0676/FUL

LOCATION: 33 WHARFDALE ROAD, LONDON N1 9SD

SCALE: 1:1000

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## 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>		
Date:	10 <sup>th</sup> June 2014	NON-EXEMPT

Application number	P2014/0835/FUL
Application type	Full Planning Application (Householder)
Ward	St Peters Ward
Listed building	Unlisted
Conservation area	Duncan Terrace / Colebrook Row
Development Plan Context	n/a
Licensing Implications	n/a
Site Address	7 Oakley Crescent, London EC1V 1LQ
Proposal	Replacement of windows in front elevation with double glazed framed windows and insertion of first floor rear window.

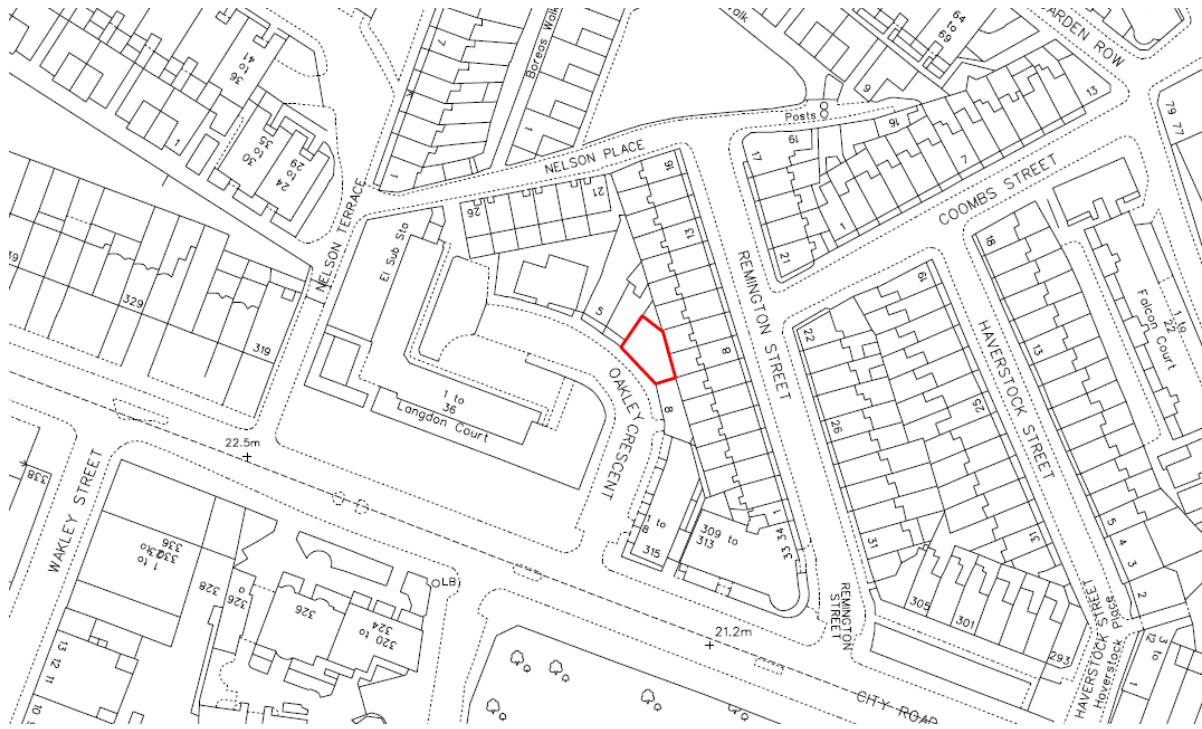
Case Officer	Mr Nathaniel Baker
Applicant	Mr Anthony Rawcliffe
Agent	N/A

### 1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

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

## 2.0 SITE PLAN (site outlined in red)



## 3.0 PHOTOS OF SITE/STREET

### 1. View from junction with City Road



2.View from Langdon Court



3. Existing first floor rear windows



#### **4.0 SUMMARY**

- 4.1 Planning permission is sought for the replacement of white uPVC framed double glazed windows in the front elevation with black/dark grey alu-clad framed double glazed framed windows and the insertion of first floor rear window to match the existing.
- 4.2 The application is brought to committee because it is a Councillor's application.
- 4.3 The proposed replacement windows are considered to integrate with the existing property and would preserve the character and appearance of the conservation area. Furthermore, the proposed additional window would not result in any additional overlooking to the neighbouring occupiers.

#### **5.0 SITE AND SURROUNDING**

- 5.1 The property consists of a two storey dwelling which wraps around the north east corner of the road and has a flat roof, an integral garage and a small rear garden. The façade of the building has a vertical emphasis delineated with yellow facing brickwork, interspersed with glazing and planters and with a black painted panel at the top of each line of windows. The timber garage door, timber front door and panels above these are painted black. To the south the property adjoins a similar property, which continues around the curve of the road.
- 5.2 The site is located within the Duncan Terrace/Colebrooke Road Conservation Area. To the rear of the site, the terraced row of properties forming the west side of Remington Street are grade II statutory listed.

#### **6.0 PROPOSAL (in Detail)**

- 6.1 The proposal is for the replacement of the uPVC white framed double glazed windows in front elevation with double glazed black/dark grey coloured alu-clad framed windows and the insertion of first floor rear window.

##### **Revision 1**

- 6.2 Amended plans were received on 29<sup>th</sup> April 2014 which omitted the previously approved roof extension.

#### **7.0 RELEVANT HISTORY:**

##### **Planning Applications**

- 7.1 **P2013/0651/FUL** - Roof extension, creation of roof terrace and conversion of garage to habitable accommodation – Granted conditional permission on 01/07/2013.

##### **Enforcement:**

- 7.2 None.

##### **Pre-application Advice:**

- 7.3 None.



## **8.0 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 53 adjoining and nearby properties at City Road, Remington Street and Oakley Crescent on 12<sup>th</sup> March 2014. A site notice was placed at the site and the application advertised on 13<sup>th</sup> March 2014. The public consultation of the application therefore expired on 3<sup>rd</sup> April 2014, 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 no responses had been received from the public with regard to the application.

### **Internal Consultees**

#### **8.3 Design and Conservation Team –**

The proposed replacement of the existing uPVC windows is considered acceptable in principle. The application form states the replacement of the existing windows with black or dark grey alum-clad framed windows. This is acceptable in principle, but the windows should be grey, not black.

The proposed new window to the rear is considered acceptable in principle.

Further informal comments received 22<sup>nd</sup> April 2014:

The use of black frames is acceptable where this would match the existing black panels on the front elevation.

### **External Consultees**

- 8.4 **Angel Association** – No response received.
- 8.5 **Duncan Terrace Association** – No response received.

## **9.0 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.

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

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

### **10.0 ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Design and impact upon the Conservation
- Neighbour Amenity

#### **Design and Impact upon the Conservation Area**

10.2 The proposal would replace the existing uPVC white framed double glazed windows with black/dark grey alu-clad double glazed windows in the front elevation. The proposed windows would replicate the existing glazing pattern and scale, whilst the use of black/dark grey window frames would better integrate with the black panelling on the front of the property.

10.3 The proposed first floor rear window would match the design of and align with the existing first floor windows in the rear elevation.

10.4 The proposed replacement windows in the front elevation and additional window in the rear elevation would integrate with the existing property and would preserve the character and appearance of the conservation area.

#### **Neighbour Amenity**

10.5 The proposed replacement windows would be located in the same location as the existing windows at the site and would therefore not result in any additional overlooking.

10.6 The proposal also includes the introduction of an additional window facing towards the rear elevation of the properties fronting Remington Street, the proposed rear window would be set next to two existing windows with the same aspect. One of the existing windows is obscurely glazed, serving a bathroom and the window closest to the proposed opening is clear. By reason that the proposed window would have the same outlook as the existing upper floor clear glazed window, is small in scale and serves as a secondary window to a kitchen, it is not considered it would not result in any additional overlooking.

10.7 The proposed replacement windows in the front elevation and additional window in the rear elevation would not detrimentally impact upon the amenity of the neighbouring occupiers, subject to condition.

### **11.0 SUMMARY AND CONCLUSION**

#### **Summary**

11.1 The proposed replacement windows and additional window to the rear are considered to be acceptable with regards to design and amenity.

11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies

and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

**Conclusion**

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

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That planning permission be granted subject to the prior completion of a memorandum of understanding between the Service Director of the Council's Housing and Adult Services department and relevant officers in the local planning authority in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or in their absence the Deputy Head of Service or Area Team Leader:

1. The two proposed units shall remain in social rented housing use and at no point shall be sold as marketable housing.

### RECOMMENDATION B

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

#### List of Conditions:

<b>1</b>	<b>Commencement</b>
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
<b>2</b>	<b>Approved plans list</b>
	CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans: AP LOC 000, AE EXI 000 and AE PRO 000.  REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.
<b>3</b>	<b>Materials</b>
	CONDITION: The front windows hereby approved shall match those detailed on the plans and those detailed in the application form hereby approved in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.  REASON: To ensure that the appearance of the building is acceptable.

#### List of Informatives:

<b>1</b>	<b>Positive Statement</b>
	To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.  A pre-application advice service is also offered and encouraged.

	<p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>
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## **APPENDIX 2: RELEVANT POLICIES**

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

### **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.

### **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**

##### 7 London's living places and spaces:

- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

#### **B) Islington Core Strategy 2011**

##### Spatial Strategy

**CS8** (Enhancing Islington's Character)

##### Strategic Policies

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

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

- DM2.1** Design
- DM2.3** Heritage

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

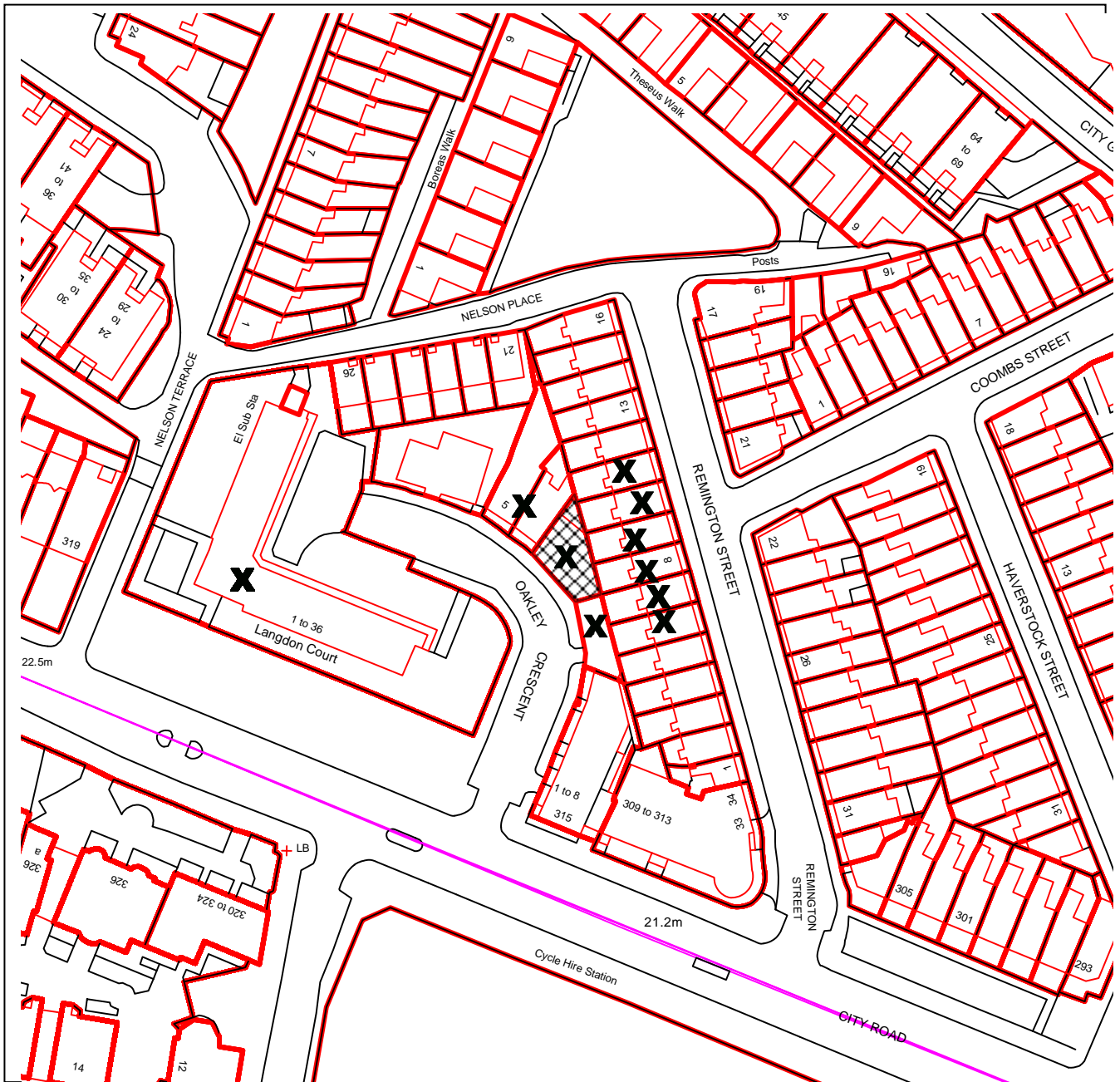
The following SPGs and/or SPDs are relevant:

#### **Islington**

- Duncan Terrace / Colebrook Row Conservation Area Design Guidelines
- Urban Design Guide



# ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0835/FUL

LOCATION: 7 OAKLEY CRESCENT, LONDON EC1V 1LQ

SCALE: 1:1000

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## 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>Date:</b>	10 <sup>th</sup> June 2014	<b>NON-EXEMPT</b>

Application number	P2014/1094/FUL
Application type	Full Planning Application
Conservation area	Adjoins Tollington Park Conservation Area in parts.
Licensing Implications	None
Site Address	Islington Arts And Media School, Islington, London, N4 3LS
Proposal	Replacement boundary wall with associated security fencing

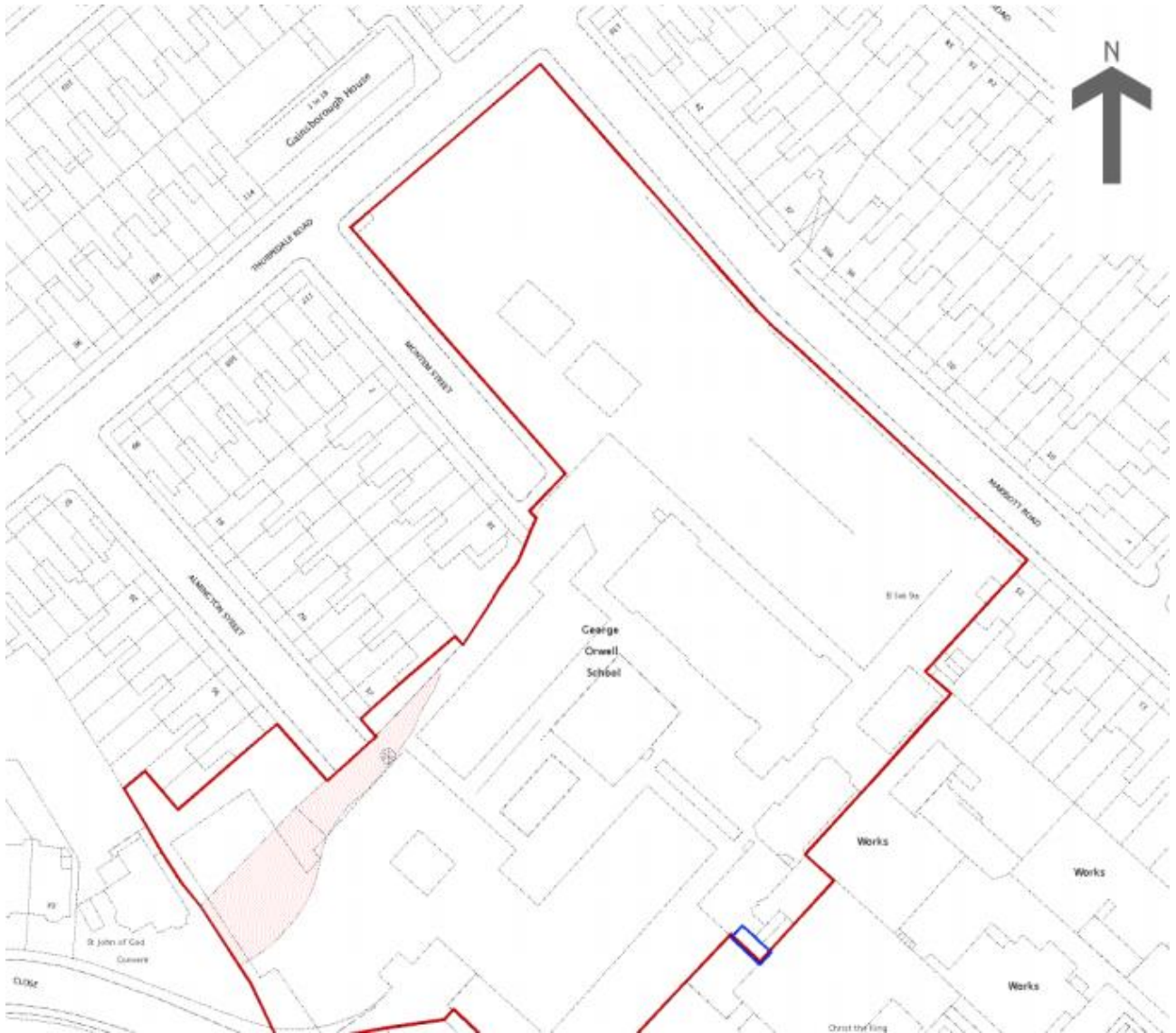
Case Officer	Eoin Concannon
Applicant	Mr Tunde Ogundiya
Agent	Mr Peter Wells

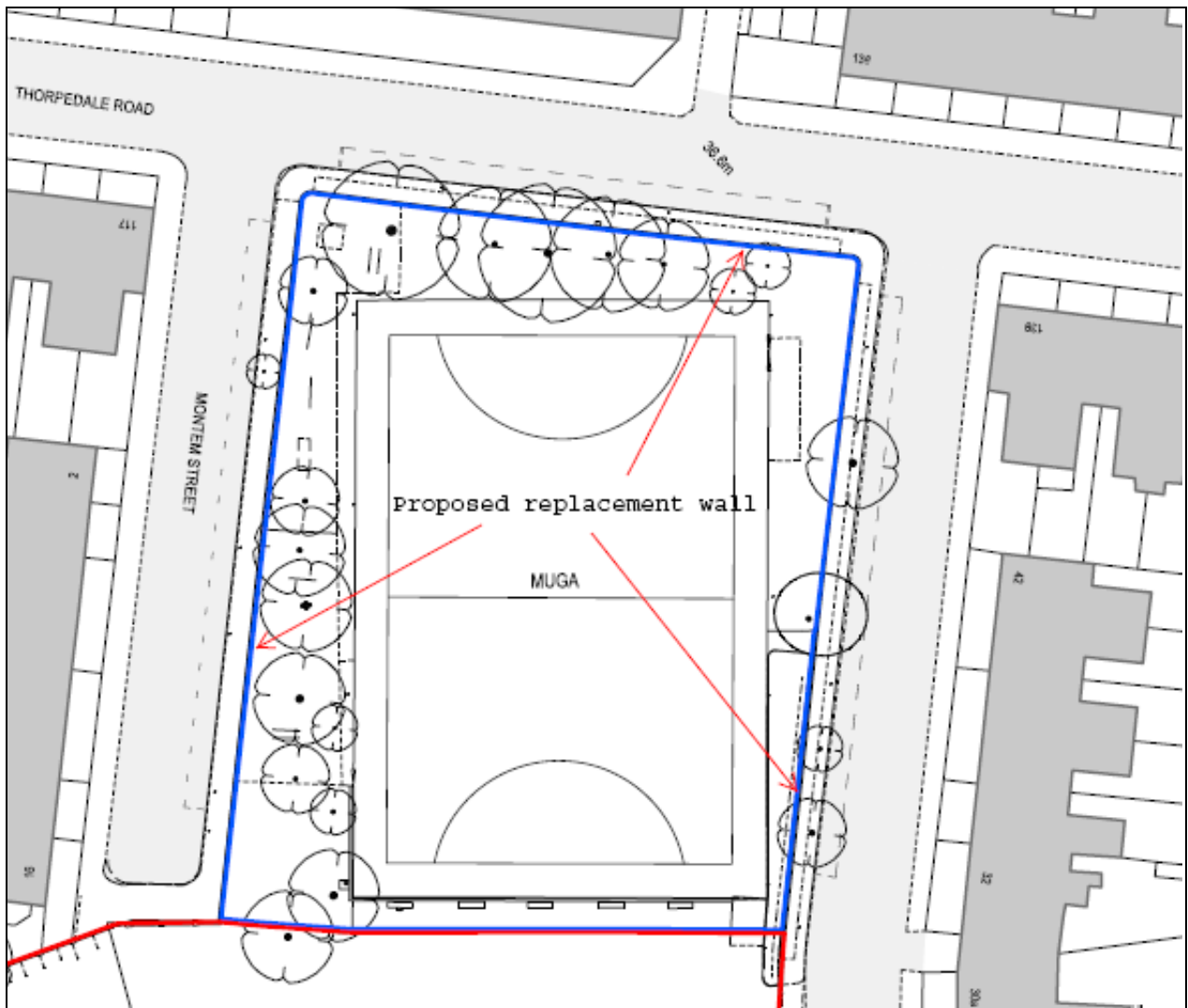
### 1. RECOMMENDATION

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)





Plan highlighting positioning of fencing (with red arrows)

### 3 PHOTOS OF SITE/STREET



**Photo 1:** Existing boundary treatment along Marriott Road



**Photo 2:** Street view Marriott Road



**Photo 3:** View of existing wall looking north east on Montem Street



**Photo 4:** View of existing wall looking north east on Montem Street

## **4 SUMMARY**

- 4.1 The application seeks permission for the installation of a replacement boundary wall with associated fencing. Planning permission had previously been obtained in July 2013 for a similar scheme (planning reference P121409). Within the previous permission, condition 3 required the use of salvaged bricks from the wall in the construction.
- 4.2 The current proposal seeks to use new brick in the construction. There would also be slight height reduction in a section wall compared to that previously proposed along Marriott Road with a section of wall along Marriott Road now retaining a similar height as the existing wall along this boundary 1.2 metres.
- 4.3 The main issues arising from this application relate to design and appearance; neighbouring amenity; landscaping and trees; and sustainability. Given the safety issues with the existing boundary treatment, the permeable nature of the replacement fencing, the separation distance to neighbouring properties and subject to conditions requiring suitable replacement planting and maintenance, the proposal is considered acceptable and in accordance with the relevant policies listed at Appendix 2.

## **5 SITE AND SURROUNDING**

- 5.1 The application relates to the boundary wall adjacent to the Multi Use Games Area (MUGA) at the northern end of the Islington Arts and Media School and runs along part of Marriott Road, Thorpedale Road and Montem Street.
- 5.2 In general, the surrounding area is predominately residential in nature and retains a leafy appearance. The site also abuts Tollington Park Conservation Area to the south and south east.

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

- 6.1 Planning permission is sought for the installation of a replacement brick boundary wall to a maximum height of 1.8 metres with associated security fencing atop to a maximum height of 3 metres. The amendments from the previously approved scheme P121409 would involve
  - The use of a new brick (Ibstock medium Reigate multi brick) instead of salvaged brick from existing wall.
  - Proposed wall along Marriott Road would also be reduced in height to match existing wall height with the proposed fence above the wall remaining unchanged.
- 6.2 The existing brick wall is falling into disrepair and potentially dangerous state with the roots of adjoining street trees on Marriot Road. The applicant had explored the option of repairing the existing wall; however an investigation

concluded that the existing wall had minimal integrity and was a safety risk to public due structural pressure resulting in bowing and cracking.

## **7 RELEVANT HISTORY**

### **Planning Applications:**

- 7.1 **P040277** Installation of games area including new flood lighting, fencing and disabled access on part of existing tarmac playground. **(Approved 31/03/10)**
- 7.2 **P092021** Part renovation, part new build of Islington Arts and Media School for continued secondary education purposes totalling 5139m<sup>2</sup> and the separate re-provision of the Adult Learning Centre. **(Approved 02/03/10)**
- 7.3 **P121409** Erection of replacement boundary wall with associated security fencing. **(Application approved by Committee 25/07/14)**

### **Enforcement:**

- 7.4 None

### **Pre- Application Advice:**

- 7.5 Informal post application discussions following the previous planning decision P121409. The applicant was advised that a further planning application would be required as the brick to be used would involve new brick rather than the salvaged brick of the existing wall which was secured by condition 3.

## **8 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 202 adjoining and nearby properties on the 1<sup>st</sup> April 2014. A site notice was also displayed 3<sup>rd</sup> April 2014.
- 8.2 At the time of the writing of this report, 6 letters of objection had been received as well as a representation from Councillor Watts against the proposal. A further representation from the Head of the School was received withdrawing an initial objection and supporting the application based on the replanting scheme proposed.
- 8.3 The main concerns raised by objectors were (and the paragraph that provides responses to each issue is indicated in brackets):
- Loss of valuable greenery (hedging) along Marriott Road boundary would detrimental to the character and increase the concrete feel of the area. The green hedging contributes to a healthy environment which a brick wall could never do. (10.13-10.17)

- The proposed wall would have a negative health and well being effect on our school community as well as surrounding neighbours (design). (10.2-10.8)
- The wall should be replaced with salvaged brick so that it remains in keeping with the other brickwork in the area. New brick works would look hideous. (10.6)
- The combination of wall and fence would increase the boundary to 3 metres which would have a negative visual impact with the school resembling a prison. (10.9-10.10)
- Consideration of an alternative full height metal mesh fence or wooden fence along the boundary section of Marriott Road would allow the hedging to be retained. Further alternative was to rebuild the wall but keep security fence to its present extent. (10.25-10.28)
- Existing wall is fit for purpose and the proposal would be a waste of tax money. Any proposal should involve recyclable materials. (10.22-10.24)

### **Internal consultees**

8.4 **Tree Officer:** No objections

8.5 **Design and Conservation:** The principle of the boundary treatment has already been accepted subject to acceptable brickwork secured.

## **9 REVELANT 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.

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

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

## **10 ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Design and appearance;
- Neighbouring amenity;
- Landscaping and trees;
- Security

### **Design and appearance**

- 10.2 As noted in paragraph 6.1, the application is a resubmission on a previously approved boundary treatment with the main difference relating to the brickwork. The previous scheme had accepted the principle of a brick wall with security fence on top.
- 10.3 Ideally, the repair of the existing wall would be the preferred option. However, the applicant has stated that this is not possible for a number of reasons. Namely the existing walls are in poor condition with many cracks and faults; the foundations are undermined by tree roots in many areas which mean that it cannot be repaired to a suitable standard.
- 10.4 A replacement wall with security fencing atop is considered the most appropriate design solution due to its proximity to the boundary. A solid brick wall would provide a longer term solution which would integrate with the surroundings. The fencing above would provide a safe boundary and prevent trespass and anti-social behaviour.
- 10.5 The replacement brick wall, aside from the section along Marriott Road would be similar in size to the existing. Given that a similar arrangement currently existing, the reduction in solid brick work to that already approved along this side of the boundary would be acceptable. The total height of the proposal would be no greater than the previous approval of 3 metres. The brick on the lower part of the treatment would provide a solid visual base that would be more appropriate for institutional facilities such as the educational site it surrounds. Furthermore, the security fencing atop the replacement wall would provide visual transparency given the open nature of the proposed fencing.

- 10.6 The proposed brick (Ibstock medium Reigate multi brick) would be similar in colour and appearance to the existing brick (double diamond – which is no longer produced). The Design & Conservation Officer has been consulted and recommended that a condition be attached related to the detailing. A condition requiring a sample panel of proposed brickwork showing size, colour, texture, facebond and pointing shall be provided on site can be secured by condition. Subject to approval of these details, the replacement brick proposed is considered acceptable and would not cause a detrimental impact on the surrounding character.
- 10.7 When balanced against the poor state of the existing brick wall and the security improvements, subject to conditions requiring detail of bricks to match in terms of size, colour and texture and well as a brick panel sample, the replacement wall and associated security fencing which has already been approved in principle is considered acceptable with regard to design and appearance, consistent with the existing street and still provide an open aspect.
- 10.8 Overall, the proposed development is acceptable with regard to design and appearance and is in accordance with policy 7.4 (Local character) of the London Plan 2011, policies CS8 (Enhancing Islington's character) and CS9 (Protecting and enhancing Islington's built and historic environment) of Islington's Core Strategy 2011, section 2.4.5 (Front boundaries) of the Islington Urban Design Guide 2006 and policy DM2.1 (Design) of the Development Management Policies 2012.

### **Neighbouring amenity**

- 10.9 Concerns have been raised regarding the increase in height along the boundary treatment which would have a maximum height of 3 metres. The current application would have a slight variation in height along Marriott Road to the previously approved scheme. This variation would involve a reduction in the height of the wall in line with the height of the existing wall. The overall height of the boundary treatment would not increase from the previous permission granted.
- 10.10 While security fencing varying from 1.2 – 1.8 metres high would be added to the replacement brick wall, this is not a solid structure thereby allowing views through and would also be viewed within the context of landscaping/planting behind it.
- 10.11 The nearest residential properties are approximately 11 metres to the boundary and 13 metres to elevations with habitable rooms and also across a street. Given these distances, the proposal would not result in a harmful increase in loss of outlook, sense of enclosure or loss of privacy such as to reasonably warrant refusal of the application.
- 10.12 Overall, the proposed development is not considered to cause harm to the residential amenities enjoyed by the occupiers of neighbouring properties and

is in accordance with policy DM2.1 (Design) of the Development Management Policies 2013.

### **Landscaping and trees**

- 10.13 The main issue of contention relates to the loss of a row of laurel hedging directly behind the existing wall facing onto Marriott Road. These laurels provide a green screen along this section of the boundary which local residents wish to protect.
- 10.14 The previously approved scheme had accepted the removal of these laurels on the basis that acceptable replacement planting would be implemented. The current application would not differ from the previous submission in regards landscaping and it would not therefore be justifiable to refuse the application due to the loss of laurels given that this was accepted under the previous scheme.
- 10.15 The previous decision had noted that the existing laurel hedging were not within a Conservation Area or subject to a Tree Preservation Order. Therefore, no consent to prune, cut or remove any of the planting within the site is required. Furthermore, the existing Laurels on Marriott Road are growing and pushing against the wall and an independent structural engineer as well as Council's Arboricultural Officers agree that they need to be removed due to the harmful impact that they having on the adjoining wall.
- 10.16 The applicant has worked in conjunction with the Council's Arboricultural Officers to design a replacement planting and landscaping scheme to mitigate any loss of planting within the site. Furthermore, the applicant has, again in conjunction with Council's Arboricultural Officers developed a methodology for ensuring the adjoining street trees are protected.
- 10.17 The proposed Pyracantha hedging is a fast growing evergreen bush that can grow up to heights of 5 metres. The Arboricultural Officer considers this planting a suitable replacement for the existing laurel hedge as it would also increase biodiversity with many bird species attracted to this type of hedge for both nesting and its rich autumn fruit.
- 10.18 As such, both the replacement planting/landscaping plan and protection methods are considered acceptable and compliance with the replacement planting/landscaping plan would be required by way of condition.
- 10.19 Overall, the proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and woodlands) of the London Plan 2011 and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of the Development Management Policies 2013.

### **Security**

- 10.20 The applicant is concerned over the school's security and minimising the risk of trespass as there have been instances of trespass in the games area outside of school hours that have allegedly caused disturbance to residents. The new wall and fencing would provide the school with much needed additional security as well as visual transparency. This would provide a secure environment for both school children and those that use the games area, without a compromising the overall design.
- 10.21 Overall, the proposed development is considered acceptable with regard to security and in accordance with policy DM2.1 (Design) of the Development Management Policies 2013.

### **Other issues**

- 10.22 The objections received raised other concerns related to the proposed development including
- Waste of public money
  - Use of recyclable materials
  - Alternative designs to the boundary treatment
- 10.23 With regard the first point (waste of public money), it would not be considered a planning matter that could influence the determination of this application. These concerns would be a matter for the applicant (the Council). The applicant has submitted a statement providing justification for the need replacement boundary treatment due to health and safety concerns.
- 10.24 With regard, the use of recyclable materials, the previous scheme proposed had placed a condition requiring the use of salvaged brick work. In ideal circumstances, the use of the existing brick would maintain the boundary treatment as close to the existing arrangement as possible. However the applicant unfortunately would be unable to use existing brickwork due to its condition. The proposed replacement brick is as close to matching the existing brick as possible in terms of colour and texture. A condition has also been recommended requiring further details prior to implementation.
- 10.25 Further comments were received regarding securing the long term future of the laurel hedging through an alternative boundary treatment. The boundary treatment proposed would involve a full 3 metres in height metallic mesh fencing along the boundary line facing Marriott Road. This would in theory allow for the retention of the green screen of laurels directly behind.
- 10.26 Following the previous approved application for the boundary treatment, post application discussions had taken place. It had been indicated to the applicant that the full height metal mesh fencing so close to the highway would not be a desirable long term solution.

- 10.27 Given that the unprotected laurel hedges could be removed at any stage, or could potentially be damaged during the removal of the existing wall. The location of this style of fencing (full height) without the visual screen behind would have a far greater visual impact than the current proposal.
- 10.28 Nevertheless, if an application was received for a full height mesh fence, it would be considered on its own merits, taking the surrounding character into consideration and following an extensive consultation with surrounding neighbours as well as internal and external consultees.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed development varies from the previous approval in so far as new brick work is now proposed with a reduction in height of the wall along Marriott Road. Based on a suitable brick similar in appearance to the existing brick, the proposal is considered acceptable.
- 11.2 The proposed installation of a replacement brick boundary wall to a maximum height of 1.8 metres with associated security fencing atop to a maximum height of 3 metres is acceptable, subject to conditions with regard to design and appearance; neighbouring amenity; landscaping and trees and security and accords with the relevant policies listed in Appendix 2.

### **Conclusion**

- 11.3 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

	<b>Commencement</b>
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>
	<b>Approved Plans List</b>
2	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan, P2002759_(00)A010_C, B-14-1, B-14-2, B-14-3, B-14-4, 2956-01; Design and Access Statement, Method Statement and Risk Assessment dated November 2012; Structural Engineering Information and Calculations dated September 2012;</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
	<b>Brickwork – sample panel</b>
3	<p>CONDITION: A sample panel of proposed brickwork (lbstock medium Reigate multi brick) showing the size, colour, texture, facebond and pointing shall be provided on site and approved in writing by the Local Planning Authority prior to the relevant part of the works are commenced.</p> <p>The approved sample panel shall be retained on site until the works have been completed.</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>
	<b>Landscaping</b>
4	<p>CONDITION: All landscaping in accordance with the approved scheme as shown on drawing number B-14-4 shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to</p>

	<p>the satisfaction of the Local Planning Authority within the next planting season.</p> <p>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 biodiversity, sustainability and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
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## 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

7 London's living places and spaces:  
7.4 (Local character)  
7.21 (Trees and woodlands)

#### B) Islington Core Strategy 2011

##### **Spatial Strategy**

Policy CS8 (Enhancing Islington's Character)

Policy CS10 (Sustainable design)

##### **Strategic Policies**

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

#### C) Development Management Policies June 2013

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

DM2.1 (Design)

##### **Health and open space:**

DM6.5 (Landscaping, trees and biodiversity)

Energy and environmental standards:

DM7.1 (Sustainable design and construction)



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

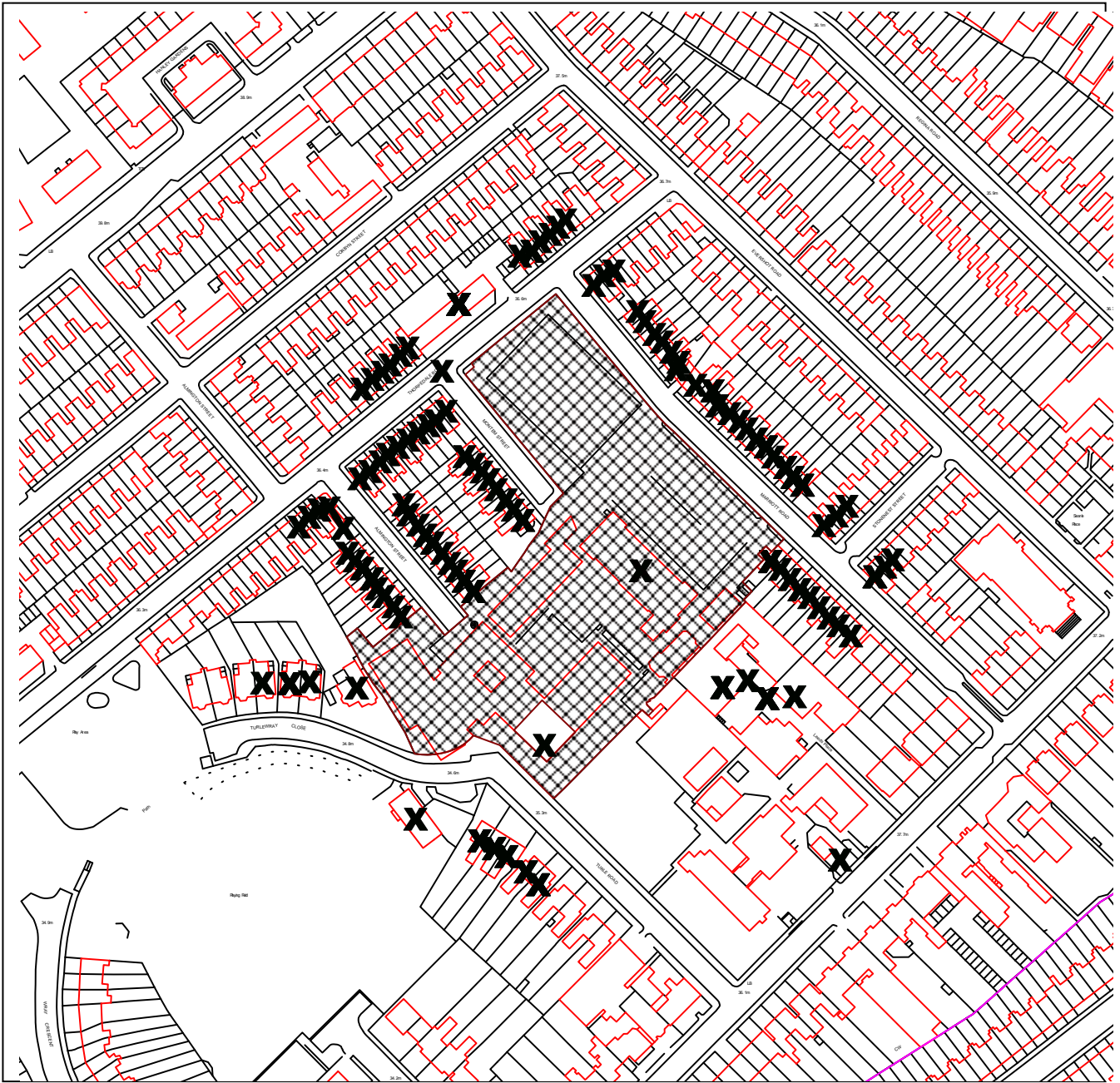
The following SPGs and/or SPDs are relevant:

- Urban Design Guide

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# ISLINGTON



## DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/1094/FUL

LOCATION: ISLINGTON ARTS AND MEDIA SCHOOL, 1 TURLE ROAD ISLINGTON N4 3LS

SCALE: 1:2500

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## 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>Date:</b>	10th June 2014	<b>NON-EXEMPT</b>

Application number	P2014/0109/FUL
Application type	Full Planning Application
Ward	Bunhill
Listed building	None
Conservation area	St Luke's
Licensing Implications	None
Site Address	Peabody Community Centre, Chequer Street, EC1Y 8PN
Proposal	Insertion of new glazed doors in place of existing window to allow access to new external paved area with new disabled access ramp.

Case Officer	Sally Fraser
Applicant	Ms Michelle Ricci
Agent	Mr Angus McLeish

### 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



1. Aerial photograph



2. The front community centre



3. The rear of the building with block 'N' behind.

#### **4 SUMMARY**

- 4.1 The application is for the installation of an external door to replace a window in the rear (northern) elevation of the community centre building, together with a disabled access ramp leading to a new external paved area.
- 4.2 The main considerations are the impact of the alterations on the conservation area, whether the design is inclusive and the impact of the development on the residential amenities of the neighbouring occupiers.
- 4.3 The proposed development is considered to be acceptable. The alterations would, by virtue of their design, size and siting, preserve the special character of the conservation area and would cause no undue impacts to the amenities of the neighbouring occupiers. The development would provide accessible accommodation.

#### **5 SITE AND SURROUNDING**

- 5.1 The application site is a small, single storey building known as the 'Whitecross Community Centre', located within the 'Whitecross Street Estate' which is owned by the Peabody Trust.



- 5.2 The Centre provides a space for resident association functions and other community activities.
- 5.3 The existing building is modern and brick built with a flat, overhanging roof. There is an entrance door with disabled access ramp on the western elevation and a window in the northern elevation. The existing fenestration is timber.
- 5.4 The building is connected to the west by block N, Chequer Street, a residential block of flats. To the east of the site is an access road which leads into a courtyard, surrounded by residential blocks of flats.
- 5.5 The majority of the blocks surrounding the courtyard were built in the 19<sup>th</sup> century. On the northern side of the courtyard a modern block of flats building circa 1970.
- 5.6 The courtyard is currently open with some ad hoc parking.
- 5.7 The site is located within the St Lukes Conservation Area. Neither the community centre building nor the surrounding buildings are not listed or locally listed.

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

- 6.1 The proposal comprises of the removal of a window on the northern elevation of the community centre building facing the courtyard and its replacement with a single leaf (with side panel) timber double glazed door.
- 6.2 A ramp with 1m high railings are also proposed to provide level access to ground level. Concrete block paving around the new entrance would facilitate an outdoor amenity area for the centre.

### **Revision 1**

- 6.3 Amended drawings were received on 26/3/2014. The amendments included:
- The replacement of the initially proposed double leaf door with a single leaf only with a width of 775mm to comply with Inclusive Design standards
  - The removal of the fanlight above the proposed door
  - The reduction in size of the paving blocks
  - The addition of an access ramp to provide level access to the building

## **7 RELEVANT HISTORY**

### **Planning Applications:**

7.1 None relevant

### **Enforcement:**

7.2 None relevant

### **Pre Application Advice:**

7.3 None relevant

## **8 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 117 adjoining and nearby properties 21/1/2014. A site and press notice were displayed on 23/1/2014.
- 8.2 Letters were sent out to the occupants of the adjoining and nearby properties in relation to the amended plans on 11/3/2014 and a new site and press notice were displayed. The date of expiry of the reconsultation was 1/4/2014.
- 8.3 At the time of the writing of this report, 7 objections had been received and 1 petition containing 11 signatories with regard to the application. 2 of these objectors also replied to the reconsultation. The objections to the amended drawings were similar to those received for the scheme as originally submitted.
- 8.4 All objections are summarised below (with the paragraph that provides responses to each issue indicated in brackets):
- Proximity of paved area to the entrance of block N (see paras 10.12, 10.13 and 10.14)
  - Noise and disturbance (see paras 10.12, 10.13 and 10.14)
  - The materials used for the paving (see para 10.8)
  - Position of the proposed ramp and access door (10.14)

### **External consultees**

8.5 None

### **Internal consultees**

- 8.6 Design and conservation: the proposal, with appropriate conditions, would have an acceptable impact on the character of the conservation area.
- 8.7 Inclusive Design: As amended, the proposal complies with the Council's Inclusive design standards.

## **9 RELEVANT POLICIES**

- 9.1 **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**

- 9.2 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**

- 9.3 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**

- 9.4 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:
- St Lukes Conservation Area
  - Central Activities Zone

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

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

## **10 ASSESSMENT**

- 10.1 The main issues arising from this proposal relates to:
- the impact of the alterations on the conservation area
  - the impact of the alterations on the amenity of the neighbouring occupiers

- Inclusive design

### **The impact of the extension on the significance of the conservation area**

- 10.2 The NPPF states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 10.3 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.'
- 10.4 The St Lukes Conservation Area guidance states that the Council will operate special policies in the St Lukes Conservation Area in order to preserve and enhance its special character and appearance. For new development, materials should be sympathetic to the character of the area, in terms of form, colour and texture.
- 10.5 Development management policy DM2.3 requires alterations to existing buildings in conservation areas to conserve or enhance the significance of the conservation areas.
- 10.6 The replacement of the existing window with a door is considered acceptable in appearance terms. The proposed door would be timber to match the existing windows and would be in keeping with the general character of the conservation area. A fanlight to the top of the door has been removed to ensure that the design of the door is simple and reflects the style of the existing windows.
- 10.7 The ramp and railings would provide level access into the building. Given the mixed use of the courtyard area, the varying age of the buildings surrounding it and the fact that the proposal would not be visible from Whitecross Street, this is an acceptable addition.
- 10.8 The size of the proposed paving slabs have been reduced since the original submission to ensure they would be similar in size to the cobbles on the existing access road adjacent to the site. A condition is recommended for the submission of a sample of a proposed paving.
- 10.9 The Design and Conservation team consider the proposal acceptable in appearance terms. The materials used would be sympathetic to the building and the alterations would not dominate or detract from the significance of the conservation area.
- 10.10 Overall the proposal would make a positive contribution to local character, in accordance with the NPPF 2012, policy CS9 of the Core Strategy 2011 and policies DM2.1 and DM2.3 of the Development Management Policies 2013.

### **Impact of the extension on the amenity of the neighbouring occupiers**

- 10.11 Development management policy DM2.1 is concerned within ensuring that proposed developments have an acceptable impact on neighbouring occupiers.
- 10.12 Local residents have raised concern over potential noise and disturbance emanating from the use of the external area adjacent to the community centre, particularly given its proximity to the entrance door of block N
- 10.13 The proposed paved area is relatively small and located directly outside the community centre. It is not considered that the development would generate noise and disturbance sufficient to withhold planning permission.
- 10.14 The location of the proposed door and ramp would not obstruct access to Block N, which is located some 5m to the west.
- 10.15 Overall, there would be undue loss of residential amenity to the neighbouring occupiers. In this respect the proposed extension is acceptable.

### **Inclusive Design**

- 10.16 The drawings have been amended post submission to include an access ramp, ensuring level access to the building via the new entrance. The single leaf door is of an appropriate width and would provide ease of use for all.
- 10.17 The proposal complies with the councils inclusive design standards as set out in the 'Inclusive Design' supplementary design guidance.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed extensions would cause no harm to the character and appearance of the listed building or the conservation area and there would be no undue impact on the amenities of 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, 235/1 A, 235/2 A, 235/3, 235/4 A, 235/5 and 'photos as existing'.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>CONDITION: The railings attached to the access ramp hereby approved shall be painted black and shall be maintained as such thereafter.</p> <p>REASON: To conserve the special character of the conservation area.</p>
4	<p>CONDITION: A sample of the paving hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site.</p> <p>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>
5	<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</p>

	the resulting appearance and construction of the development is of a high standard

**LIST OF INFORMATIVES**

<b>1</b>	<b>Positive Statement</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. The LPA and the applicant have worked positively and proactively in a collaborative manner through the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</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)

Policy 7.8 (Heritage assets and archaeology)

#### **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)

DM2.2 (Inclusive design)

Policy DM2.3 (Heritage)



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

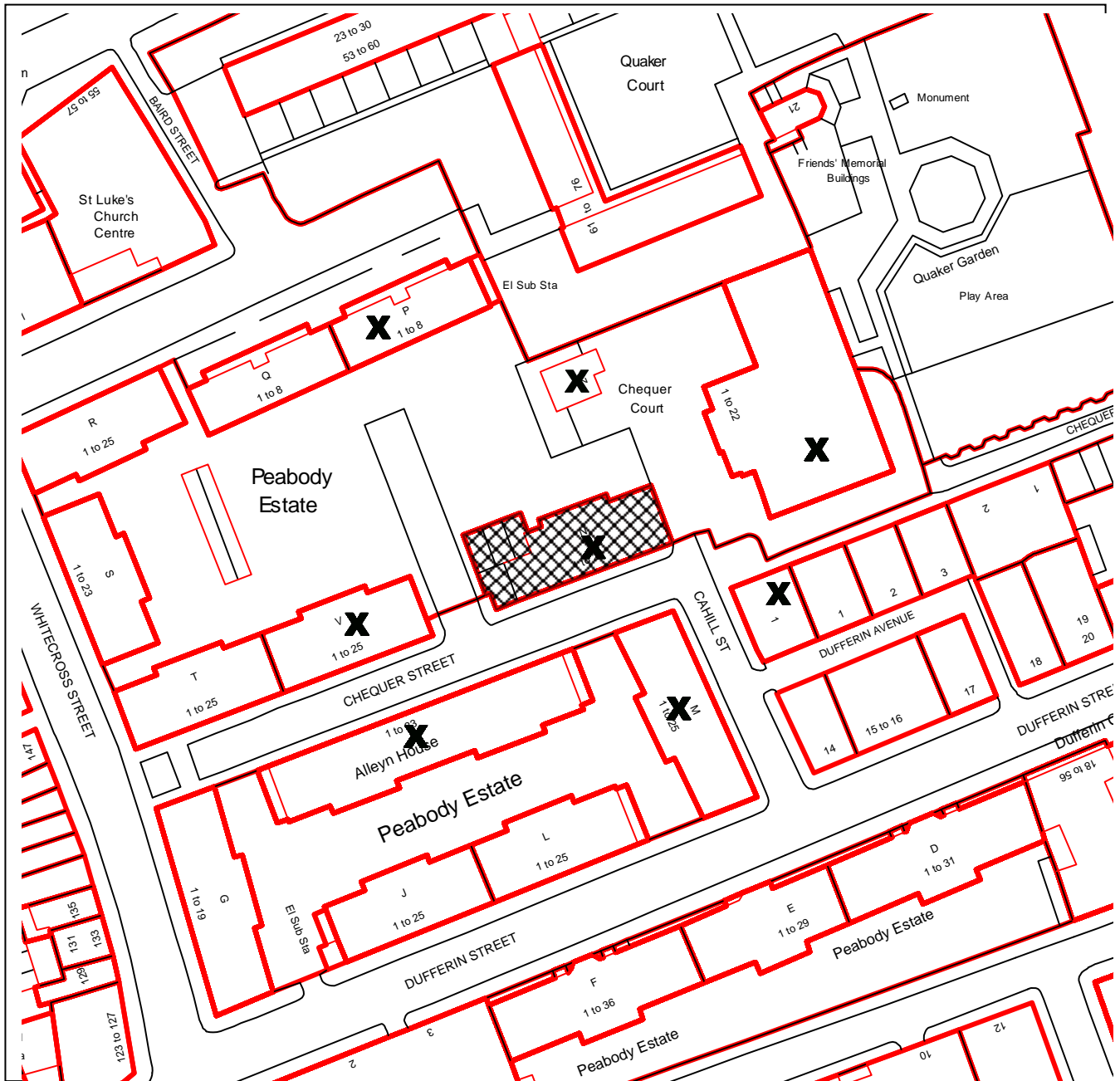
The following SPGs and/or SPDs are relevant:

- Urban Design Guide -
- Conservation area guidance
- Inclusive Design

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# ISLINGTON



## DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0109/FUL

LOCATION: PEABODY COMMUNITY CENTRE (ADJOINING BLOCK N, 19 CHEQUER STREET), CHEQUER STREET, LONDON EC1Y 8PN

SCALE: 1:900

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