



AGENDA FOR THE PLANNING SUB COMMITTEE A

Members of the Planning Sub Committee A are summoned to a meeting, which will be held in on **2 December 2014 at 7.30 pm.**

John Lynch
Head of Democratic Services

Enquiries to : Zoe Crane
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Despatched : 24 November 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.**

<u>Committee Membership</u>	<u>Wards</u>	<u>Substitute Members</u>	
Councillor R Perry (Chair)	- Caledonian;	Councillor Convery	- Caledonian;
Councillor Poyser (Vice-Chair)	- Hillrise;	Councillor Kay	- Mildmay;
Councillor Chowdhury	- Barnsbury;	Councillor Khan	- Bunhill;
Councillor Gantly	- Highbury East;	Councillor Klute	- St Peter's;
Councillor Fletcher	- St George's;	Councillor Comer-Schwartz	- Junction;
		Councillor Nicholls	- Junction;
		Councillor O'Sullivan	- Finsbury Park;
		Councillor A Perry	- St Peter's;
		Councillor Picknell	- St Mary's;
		Councillor Poole	- St Mary's;
		Councillor Smith	- Holloway;
		Councillor Spall	- Hillrise;
		Councillor Ward	- Holloway;
		Councillor Wayne	- Canonbury;
		Councillor Williamson	- Tollington;

Quorum: 3 councillors



A. Formal Matters	Page
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. Consideration of Planning Applications	Page
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2.	25 Canonbury Lane, London, N1 2AS	21 - 32
3.	31 Wharfdale Road, London, N1 9SD	33 - 50
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5.	Garages, Gainsborough House, 116 Thorpedale Road, London, N4	69 - 92
6.	Land adjacent to 59 to 70 Blenheim Court Estate, Cornwallis Road, London, N19	93 - 114
7.	Newington Green Primary School, 105 Matthias Road, London, N16 8NP	115 - 130
8.	Pangbourne House, Rowstock Gardens, London, N7 0BD	131 - 148
9.	St. Mary Magdalene Academy, 475 Liverpool Road, London, N7 8PG	149 - 168

C. 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.

D. 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.

E. Confidential/exempt items

Page

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, 6 January 2015

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

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.

London Borough of Islington

Planning Sub Committee A - 9 October 2014

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 9 October 2014 at 7.30 pm.

Present: **Councillors:** R Perry (Chair), Poyser (Vice-Chair) (for Items B2, B3 and B4), Chowdhury, Gantly and Fletcher

Councillor Rupert Perry in the Chair

10 **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.

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

There were no apologies for absence.

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

There were no declarations of substitute members.

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

Councillor Poyser declared a disclosable pecuniary interest in Item B1 as he was the applicant. He would leave the room prior to the discussion on this item.

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

The order of business would be as follows:
B2, B4, B3 and B1.

15 **MINUTES OF PREVIOUS MEETING (Item A6)**

RESOLVED:

That the minutes of the meeting held on 1 July 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

16 **48 MELGUND ROAD, LONDON, N5 1PT (Item B1)**

Creation of new roof terrace and parapet wall.

(Planning application number: P2014/2422/FUL)

Councillor Poyser who had declared an interest in this item, left the room for the consideration of this application.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report.

17 **71 CALABRIA ROAD, LONDON, N5 1HX (Item B2)**

Excavation of basement to provide additional living space including formation of front light well and rear light well, erection of rear dormer roof extension, modifications to existing two storey rear return by raising the height of the roof and reducing the size of the first floor roof terrace, together with part single, part two storey (lower ground and ground level) rear extension with associated works (lower ground courtyard and external steps from lower ground to existing garden level).

(Planning application number: P2014/2193/FUL)

In the discussion the following points were made:

- There were a number of properties with dormer windows along Calabria Road. Many of the dormer windows were installed prior to the road being designated as a conservation area. Where there was an unaltered roofline, officers sought to preserve this. Six months ago a scheme similar to this one was recommended for refusal by officers and members granted the application. Members had to consider the merits of each application and although previous decisions were a material matter, members had to decide how much weight to give them.
- The council did not currently have a policy on the excavation of basements however one was likely to be introduced in the next review of the policies. Excavation of basements was currently controlled by Building Control and the Control of Pollution Act.
- The railings around the roof terrace had been in place for more than four years so the area could currently be used as a roof terrace without planning permission. If the application was granted, screening could be conditioned.
- Concerns were raised about the front light well.

Councillor Gantly proposed a motion to refuse the application. This was seconded by Councillor Poyser and carried.

RESOLVED:

That planning permission be refused as the front light well was detrimental to the conservation area. The wording of the reason for refusal was delegated to officers.

18 **MICHAEL CLIFFE HOUSE, SKINNER STREET, LONDON, EC1 (Item B3)**

Erection of two 700mm [diameter] flues on the southern elevation of existing 25-storey building.

(Planning application number: P2014/0387/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report.

19 **THREE CORNERS CENTRE, NORTHAMPTON ROAD, LONDON, EC1 (Item B4)**

Construct internally located 3.0m high wooden fence with double access gate.

(Planning application number: 2014/1372/FUL)

In the discussion the following point was made:

- Concern was raised that the scheme had not been designed in agreement with the trustees of the Three Corners Trust.

RESOLVED:

That consideration of this application be deferred to enable the applicant to work with the trustees of the Three Corners Trust to address their concerns through a revised scheme.

WORDING DELEGATED TO OFFICERS

71 CALABRIA ROAD, LONDON, N5 1HX

REASON FOR REFUSAL

The excavation of the proposed light well to the front of the property would be out of keeping with the character and appearance of the street scene, and as such would have a detrimental impact on the wider Conservation Area. As such the proposal would be contrary to policies CS8 and CS9 of the Islington Core Strategy and Policies DM2.1 and 2.3 of the Islington Development Management Policies and the guidance within the Calabria Road Conservation Area Guidelines.

The meeting ended at 8.25 pm

CHAIR

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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

PLANNING SUB-COMMITTEE A		
Date:	2 nd December 2014	NON-EXEMPT

Application number	P2014/2536/FUL
Application type	Full Planning Application
Ward	Barnsbury Ward
Listed building	Shopfront Locally Listed
Conservation area	None
Development Plan Context	<ul style="list-style-type: none"> - Barnsbury Conservation Area - Locally Listed Building - Mayors Protected Vista
Licensing Implications	none
Site Address	24 Thornhill Road, London, N1 1HW
Proposal	Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace.

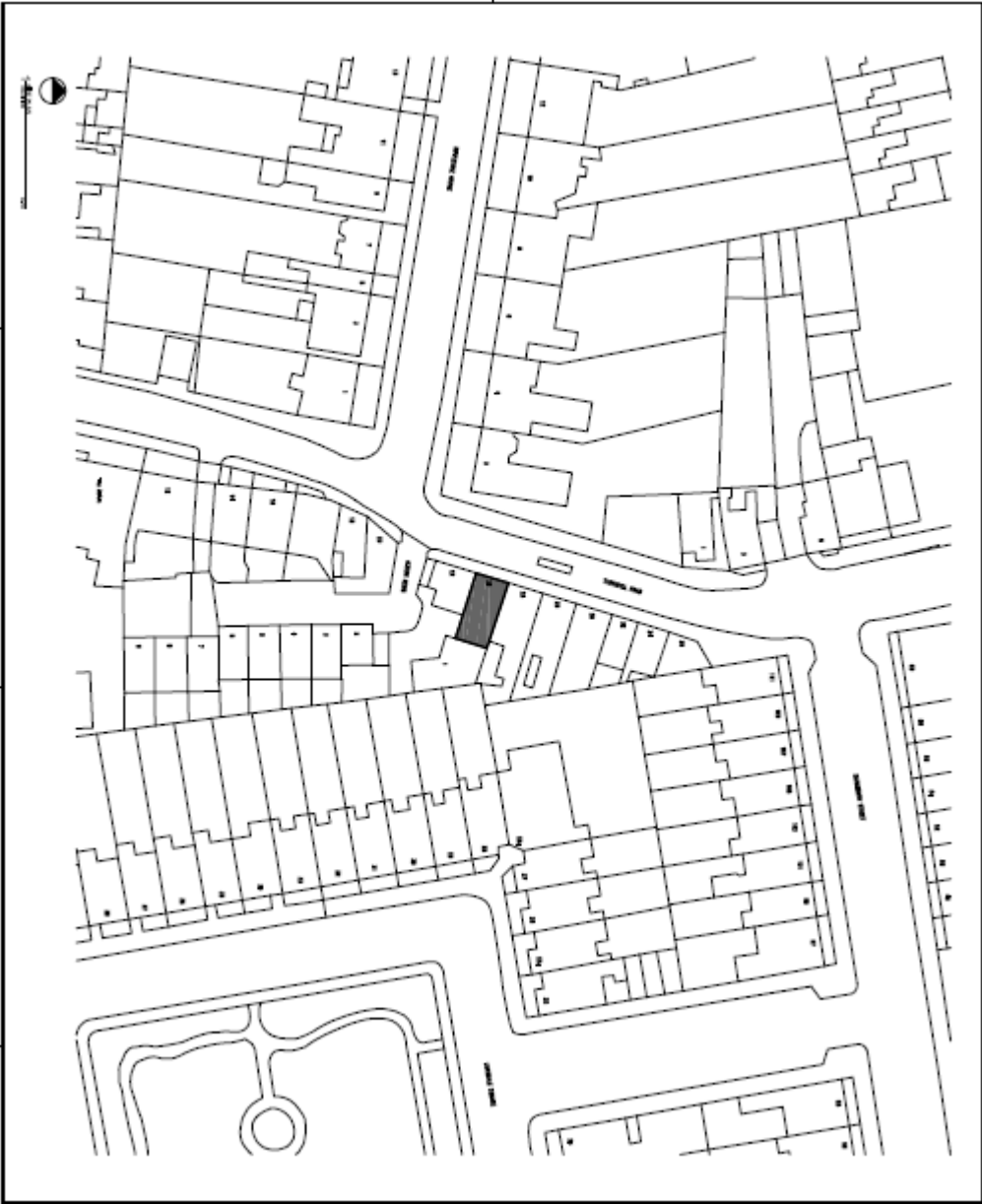
Case Officer	Joe Aggar
Applicant	Jonas Upton-Hansen
Agent	Jonas Upton-Hansen

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 black)**



3. PHOTOS OF SITE/STREET



Image 1: Aerial view



Image 2: View from Albion Mews



Image 3: View looking north along Thornhill Road from Ripplevale Grove



Image 4: View looking south along Thornhill Road



Image 4: 24 Thornhill Road

4 SUMMARY

- 4.1 Planning permission is sought for replacement of existing red tile mansard roof with brick clad roof extension. The proposed roof extension will align with the adjacent property. The roof terrace will be enlarged with the removal of the monopitched roof. Alterations are also proposed to the south west elevation to bring the first floor level in line with the footprint of the ground floor. At ground, first and second floor timber of the south west elevation timber sash windows are proposed.
- 4.2 The proposed roof extension, side extension and associated alterations would not detract from the character and appearance of the application property and wider terrace and would not detrimentally impact upon neighbour amenity.
- 4.3 The application is therefore recommended for approval subject to conditions.

5 SITE AND SURROUNDING

- 5.1 The site is located on the eastern side of Thornhill Road. The property is in use as a single family dwelling. The property consists of a Locally listed shopfront, all timber frontage with two bay windows above and parapet cornice.
- 5.2 The property is located towards the end of terrace and is two storeys in height with a set back roof addition.

5.3 The properties surrounding the site on Thornhill Road comprise of traditional Victorian terraces, two storeys in height, some of which have been converted to residential use at ground floor. The immediate area is predominantly residential in character.

5.4 The site is located within a Conservation Area. The shopfront is locally listed.

6 PROPOSAL (in Detail)

6.1 The proposal consists of the replacement of existing red tile mansard roof addition with brick clad roof extension. This would incorporate a new stairway to access at roof level also. The roof terrace would be extended as a result of the mono pitched roof being removed. The south west elevation at first floor level would be extended to cover the ground floor footprint of the building. Timber sash windows are proposed at ground, first and second floors to the south west elevation plus a full height off centre window to the west elevation at second floor level.

6.2 The application has been referred to the planning sub-committee due to the level objections received.

7 RELEVANT HISTORY

PLANNING APPLICATIONS

7.1 P2014/1504/FUL - A general refurbishment and alterations to the property including amendments to the rear elevation and fenestration and alterations to the existing roof extension to align with adjacent property, and including replacement of red tiles with slate. Withdrawn by applicant.

7.2 P040470 - Change of use from retail (ground floor) to single family dwelling, including proposed rear roof extension with roof terrace. Approved 24/04/2004.

7.3 P030071 - Raising roof level to accommodate extra room, including provision of rear dormer and creation of roof terrace. Refused 26/02/2003.

PRE APPLICATION ADVICE

7.4 None

ENFORCEMENT:

7.5 No history.

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties on the 23/07/2014. A site and press advert was also released. These expired on the 13/08/2014. At the time of the writing of this report 14 responses had been received from the public with regard to the application. A further period of consultation was carried out which commenced on the 07/11/2014 due to an omission in the description. This consultation period expired on the 21/11/2014. Members will be updated at committee of any additional responses received. The issues raised can be

summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).

- dominate the mews (10.2-10.12)
- loss of amenity, privacy (10.13-16)
- access for the proposed works (10.17-10.21)
- impact on the setting on the Grade II* properties on Lonsdale Square (10.21)
- inappropriate design and materials (10.2-10.12)
- out of scale with the existing house (10.2-10.12)
- light pollution (10.17-10.21)
- increase volume and overshadowing (10.17-
- detrimental to views (10.17-10.21)

Internal Consultees

- 8.4 The Design and Conservation Officer has objected to the application. Their concerns can be summarised as follows:
- Replacement of roof extension is acceptable in principle however replacement should be of a conventional roof extension
 - negative impact on locally listed building
 - over dominant and incongruous
 - contrary to CADG

External Consultees

- 8.5 None

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.

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:

- Character and appearance of the Conservation Area
- Neighbouring Amenity

Character and Appearance of the Conservation Area

- 10.2 The property is part of a Georgian terrace in a residential street within the Barnsbury Conservation Area. The terrace within which the property is situated does not reflect the prevalent characteristics of the Conservation Area being adjacent to the footway and not possessing the same degree of consistent design with alterations having already been undertaken to the properties, including the roof addition at 18 Thornhill Road. To the rear there is also a modern style residential development fronting Albion Mews.
- 10.3 There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The aim of this duty is reflected in Policy CS9 of Islington's Core Strategy (CS).
- 10.4 The property is not statutorily listed. The shopfront is locally listed and whilst this affords it no statutory protection, this indicates the historical importance of this part of the building. The local listing does not cover the whole building.
- 10.5 The rooflines of streets within the conservation area, particularly within a terrace, are recognised as a major component of its character. The Urban Design Guide seeks to protect the integrity of roof lines where they are largely unbroken, and the number, age, and extent of roof alterations, along with the length of terraces are all considerations in determining the appropriateness of new additions.
- 10.6 The current roof addition was granted in 2004. It consists of a red tiled unconventional mansard roof with front roof terrace and access stairway. The proposal seeks its replacement together with associated glazed access stairway. Considering the existing arrangement at this level the principle of a replacement is seen as acceptable.
- 10.7 The CADG indicates that, with the exception of buildings within Schedule 10.2, roof extensions visible from any street level or public area will not be permitted. The property is not one of the identified buildings. In terms of the likely visual impact, the extension replaces an existing roof addition and would be hidden by the parapet to the front and would not be visible from publicly-accessible land. The proposal would not be out of keeping with the host building or disrupt the line of the terrace and that it would not conflict with the objectives of the CADG.
- 10.8 The rear of Thornhill Road is visible from rear of Lonsdale Square and Albion Mews. From the gardens and the rear windows of these houses the varied architecture at the backs of nearby buildings becomes apparent. The properties to the rear of Thornhill Road have already altered by a variety of roof additions. The Design and Conservation Officer states the proposal would strike a discordant and incongruous feature. However the mass and form would not be dissimilar to the existing and no higher than the existing side parapet with no. 26. Whilst private views within conservation areas are an important consideration the roof addition does not detract from the general form and appearance of the property. The brick finish would be carried up a further storey and its size and general design does to detract from the

building. Therefore the proposal would not be harmfully uncharacteristic of the general nature of the dwelling.

- 10.9 The development would not interrupt the rhythm and integrity of the parapet roofline to the rear, based on the existing massing, the proposed alteration would be seen as a minor incident within the variety of forms at the back of the CA buildings within this terrace. In this regard the proposal is seen to preserve the character of the conservation area.
- 10.10 A proposed full height off-centre glazed window is proposed to the rear elevation within the roof extension. This contemporary design is seen at odds with the traditional brick finish and is recommended that this could be conditioned to be altered or removed altogether. There are also contemporary double doors to the front elevation. These are not visible from the public realm and are considered not harmful.
- 10.11 At first floor level to south west side elevation an extension is proposed to bring this level line with the ground floor footprint of the building. This alteration is considered relatively minor and would be finished in a material consistent with the remainder of the building and as such is seen as acceptable.
- 10.12 The alterations to the shopfront are considered repairs. This assessment of this aspect therefore falls away.
- 10.13 A roof terrace is proposed which is larger in footprint than the existing and would front onto Thornhill Road. The existing arrangement at roof level consists of a roof terrace with a pitched roof and unconventional mansard roof. The proposed roof terrace would be located behind the parapet and therefore not visible from the public domain and would result in the removal of the pitched section of the roof. This would not give rise to issues of clutter that would detract from the character and appearance of the conservation area and would rationalise the arrangement at roof level.

Neighbour Amenity

- 10.14 There is a proposed full height window to the rear of the proposed roof extension at second floor level and side windows to the proposed and existing south elevation of 24 Thornhill Square. The rear face of the properties on Thornhill Square are approximately 20m away. Guidance states 18m is a sufficient distance to prevent overlooking from window to window. The proposal therefore is not considered to give rise to any undue harm in terms of overlooking.
- 10.15 A side window is proposed at first and second floor level. These would face over an access road and any angle to those properties on Albion Mews would be oblique and not give rise to direct overlooking.
- 10.16 The proposed roof terrace would be enlarged, compared to the existing and front onto Thornhill Road and Albion Mews elevations. There is already an existing roof terrace in this location. The proposal whilst larger would not exacerbate issues regarding overlooking or loss of privacy given there would be no direct overlooking to habitable rooms along Albion Mews.
- 10.17 The form and dimension of the new proposal are similar to the existing. The proposal would not give rise to undue shadowing or loss of light given the existing situation.

- 10.18 The resultant massing and form would not result in adverse loss of outlook, light or undue sense of enclosure based on existing arrangement at roof level. Therefore the proposal would comply with policy DM2.1 of the Development Management Policies.

Other Matters

- 10.19 Issues have been raised in relation to design and amenity by surrounding residents. However based on the existing form at roof level and the satisfactory nature of the proposed design it is considered these objections would not warrant withholding the granting of planning permission in this instance.
- 10.20 Objections have been raised regarding light pollution from the proposed development. The proposed residential nature would not give rise to issues relating to light pollution.
- 10.21 The construction and access to facilitate the works would not form a material consideration within the assessment of this application. The right to a view would also not form a material planning consideration that would warrant withholding planning permission.
- 10.22 Whilst the significance of the designated heritage asset, the listed terraces on Lonsdale Square, requires special regards the Design and Conservation Officer has not raised any issues that the proposal may impact on the adjacent listed buildings on Lonsdale Square and as such it is considered to be acceptable in this regard.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed roof terrace, access stairway, extension to south west first floor elevation and roof extension are considered to be acceptable with regards to design and impact on neighbour 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.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Façade Conservation date March 2014; Planning Application dated June 2014; A A0-000 Rev A; A A3-251 Rev b; A A0-030 RevA; A A0-100 Rev B; A A0-300 Rev A; A A0-301 Rev A; A A0-302 Rev A; A A0-303 Rev A; A A0-320 RevA; A A0-321 RevA; A A0-350 RevA; A A0-351 RevA; A A0-360 Rev A; A A0-361 RevA; A A0-362 RevA; A A1-100 RevCA A1-101 RevC; A A1-102 RevC; A A1-103 RevB; A A3-000 RevC; A A3-001 Rev D; A A3-010 Rev D; A A3-011 Rev D; A A3-012 Rev D; A A3-200 RevA; A A3-201 RevA; A A3-250 RevA.</p> <p>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.</p>
3	Materials
	<p>CONDITION: 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>
4	Windows
	<p>CONDITION: Details of all new windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include materials, profile, reveal depth and detailing.</p> <p>The development shall be carried out in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>

5	No permission granted for the proposed rear second floor window.
	<p>CONDITION: Notwithstanding the approved plans, no permission is hereby granted for the rear window at second floor level to the west elevation.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>

List of Informatives:

1	Positive Statement
	<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.</p> <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>

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

7.6 Architecture

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

- Urban Design Guide 2006
- Barnsbury CADG

London Plan

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/2536/FUL

LOCATION: 24 THORNHILL ROAD LONDON N1 1HW

SCALE: 1:1000

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Islington Council, LA086452

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

PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		
Date:	2 nd December 2014	NON-EXEMPT

Application number	P2014/1951/FUL
Application type	Full Planning Application
Ward	St Mary's Ward
Listed building	N/A
Conservation area	Upper Street (North) Locally Listed Building
Development Plan Context	Locally Listed Building
Licensing Implications	None
Site Address	25 Canonbury Lane, London, N1 2AS
Proposal	Installation of air conditioning condenser unit to rear elevation

Case Officer	Ben Phillips
Applicant	Andrew Green
Agent	Andrew West Studio:08

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 black)



3. PHOTOS OF SITE/STREET



Image 1: Aerial view of the site and terrace setting.



Image 2: Front of the application site.



Image 3: Views of the 1st floor rear elevation from within the rear section of the existing pub.

4.0 SUMMARY

- 4.1 The application seeks planning permission for one new air conditioning condenser unit at the rear of the building, at a first floor level, above the existing single storey rear projection.
- 4.2 Subject to conditions relating to noise, the conditioner will not have an impact upon the amenities of neighbouring properties.

5.0 SITE AND SUROUNDINGS

- 5.1 The application site is situated along 25 Canonbury Lane, close to the junction with Upper Street and located within the Upper Street North Conservation Area.
- 5.2. The application site, a public house on the ground floor ('the Four Sisters') and basement, with residential accommodation above. The neighbouring properties have ground floor commercial units with residential above.

6.0 PROPOSAL (IN DETAIL)

- 6.1 The condenser measures 970mm x 845mm x 370mm.

7.0 RELEVANT HISTORY

- 7.1 P010476 Erection of a timber and glazed roof over existing garden area. Granted with conditions. 29/4/2002
- 7.2 P2013/2673/FUL Conversion of basement level to kitchen & WC, erection of new single rear extension to include a raised and sound proofed roof. This application may affect the character and appearance of the conservation area. This application was recommended for approval with conditions at Planning Sub Committee A on the 10th December 2013. Members decided to defer the item to allow the applicants the opportunity to address the following areas as outlined within the minutes from this meeting:

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

- Concern was raised that ventilation had not been included in the application.
- The position of the chiller unit was discussed as was possible noise from it the applicant stated that the unit was currently located in a position which was the further possible point from the window of the objector.
- Resolved: That consideration of this item be deferred to enable the applicant to submit further details in relation to the location of the chiller unit.

7.3 Enforcement - E010425 roof covering, constructed to rear garden area.

7.4 Pre-application - none

8.0 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 35 adjoining and nearby properties on the 10/6/14, 11/7/14 and 5/8/14 (due to additional neighbours being consulted). One letter of objection has been received, along with one letter from a neighbour requesting an acoustic reading to be taken from their property.

8.2 The objection is summarised as follows:

(1). The installation of an air condensing unit to the rear of the building will add to the present noise pollution/levels around the site.

External Consultees

8.3 No external consultation required.

Internal Consultees

8.4 Acoustic Officer: There have been complaints about plant at the rear of the pub here previously, with flats located above the shops on Canonbury Lane in close proximity. The rear façade of Canonbury Lane is screened from the noise of Upper Street and has considerably lower background noise levels. The a/c unit has a quoted sound pressure level of 51dBA but it's not clear at what distance this is measured at. It's also not clear what the intended hours of use would be. Therefore the Pollution team object to the application. Any new plant would have to meet the following criteria:

“The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level $L_{Aeq Tr}$ arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.”

In order to comply with this the applicant should consider appropriate noise mitigation such as limiting hours of operation, setting of automatic timers, anti-vibration mounts, acoustic screening or enclosure and regular servicing and maintenance.

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.

9.1 **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.

9.2 **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 policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

9.3 **Designations**

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013,

Upper Street (NORTH) Conservation Area.
Locally Listed

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

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

10. **ASSESSMENT**

The main issues arising from this proposal relate to the:

- Impact on the appearance of the host building and the surrounding area.
- Impact on the neighbouring residential amenity

Design and land use

10.2 The proposal seeks the erection of one air conditioning condenser to the rear of this property, sited above the existing single storey rear extension adjacent to the existing first floor bathroom.

10.3 The unit would be directly in use related to the established and lawful use of the basement and ground floor of the building as a public house. The previously deferred application was for a rear extension and creation of a kitchen area to the public house and remains undecided pending further information from the applicants for final assessment by officers. It is important to note that this application relates only to the planning merits of the proposed new air condenser unit and does not relate to any existing chillier units which may exist on site. Separate environmental controls and legislation are in place to control any evidenced noise complaints emanating from existing units in or around the application site.

- 10.4 The proposed unit is relatively minor in scale and the neighbouring ground floor commercial units also have some similar units. Whilst these do not appear to be on the first floor, it is considered that the one unit will not have a detrimental impact upon the character and appearance of the elevation or terrace.
- 10.5 The rear is not visible from any public vantage point and therefore the impact upon the wider Conservation Area is considered to be limited and acceptable.

Amenity:

- 10.6 With regard the adjoining neighbour's amenity, the Acoustic Officer states that insufficient information has been submitted relating to a lack of clarity regarding the sound pressure noise levels and intended hours of use for the plant.
- 10.7 As such the Acoustic Officer considered that a condition is necessary in order to ensure that the noise levels are appropriate for this location and will not harm the amenities of neighbouring residential properties.
- 10.8 Subject to this condition it is considered that the proposed unit will not have an unacceptable impact on residential amenity. The council's noise office recommends a series of measures ranging from limiting hours of the units operation, setting automatic timers, anti vibration mounts and an acoustic screening will need to be explored in order to ensure that the proposed unit here would be able to adhere to the noise levels stipulated within suggested condition 3.
- 10.9 Notwithstanding the above, one letter of objection has been received relating to possible noise issues. Again, subject to this condition, it is not considered that the noise implications of the unit would be unacceptable nor could noise problems not be adequately controlled via further detailed conditions and separate legislation in place to control noise nuisances adjacent to residential properties.

11.0 SUMMARY AND CONCLUSION

- 11.1 It is considered that the proposal development does not harm the character and appearance of the existing building or the residential amenities enjoyed by the occupiers of adjoining properties and is in accordance with policy DM2.1 (Design) of the Development Management Policies 2013.
- 11.2 It is recommended that planning permission is approved subject to conditions.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to conditions:

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>F01;P32;P34;P35;P36, EX00;01;02;03;04;05;06 & Product Data Sheet FDU140VSVF</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Noise controls
	<p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.”</p> <p>REASON: In order to protect the amenities of neighbouring properties</p>

List of Informatives:

1	Positive Statement
	<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.</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>

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
Policy 7.1 Building London's
neighbourhoods and communities
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
DM2.1 Design
DM2.3 Heritage

Designations

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013

Islington Local Plan

Locally Listed Building

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design

Conservation Area Design Guidelines

Urban Design Guide



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/1951/FUL

LOCATION: 25 CANONBURY LANE, LONDON N1 2AS

SCALE: 1:1250

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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

PLANNING SUB-COMMITTEE A	
Date:	2 nd December 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 2 no. velux rooflights to front elevation and 2 no. timber framed sliding sash windows to rear.

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

1. RECOMMENDATION

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

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

2 SUMMARY

- 2.1 This application for Full Planning Permission was previously considered at the Planning Sub Committee A Meeting on 10th June 2014. It was resolved by the Chair of the Committee Meeting that the item be deferred for revisions to the proposed roof extension to overcome officer concerns.
- 2.2 A planning application (ref: P2014/0676/FUL) for a roof extension at No. 33 Wharfdale Road is also under consideration.
- 2.3 The applicant has provided amended drawings. The revised drawings show the number of velux windows to the front roofslope has been reduced from three to two, and the rear roof terrace and wrought iron railings have been omitted and replaced with a traditional rear mansard with 2 no. timber framed sliding sash windows. The proposal is now recommended for approval subject to conditions detailed in Appendix 1.
- 2.4 On receipt of amended drawings a further round of consultation was undertaken on the 4th September 2014. A further two letters of support have been received from the owner/occupiers of 25 Wharfdale Road and 21 Wharfdale Road.
- 2.5 Notwithstanding these amendments, the Design and Conservation Team maintains their objection to the principle of the proposed roof extension as the consistent roofline of the terrace is considered to be largely unbroken.
- 2.6 The application terrace is formed of eight locally listed buildings, including two existing roof extensions that pre-date the adopted policies. Whilst in most instances such a proposal would be considered unacceptable, based on the amended drawings and the presence of these two existing roof extensions, it is considered that there is scope to introduce a further roof addition subject to appropriate design and detailing. The applicant has worked with the Council's requirements in order to provide amended drawings that are deemed satisfactory.
- 2.7 The proposed drawings have been amended to show a more traditional style mansard roof extension. The roof extension includes two conservation style rooflights to the front roofslope. These windows have been re-positioned to align with the existing windows below. To the rear, the terrace area and associated wrought iron railings have been omitted from the scheme. The rear roofslope now comprises a traditional mansard appearance with two timber framed, sliding sash windows aligned with the existing windows below.
- 2.8 The proposed mansard roof extension is now considered acceptable as there would be limited, if any, views of the roof extension from the surrounding streetscene due to the shallow front roofslope and the presence of the existing front parapet.
- 2.9 Drawing RK/TP/1095/04 shows the proposed front and rear roofslope to be finished in slate which is supported. The flat section to the mansard roof

however is annotated to be finished in fibre glass. This is unacceptable and a condition is recommended to ensure this is slate to match the remainder of the roof extension.

- 2.10 On balance, the revised scheme, despite not being supported by the Council's Design and Conservation Officer, is considered to overcome the previous concerns and would not cause any unacceptable adverse harm to the host building, locally listed terrace it forms a part of, or negatively impact on the appearance of the surrounding Keystone Road Conservation Area to warrant refusal. The proposed works are considered to generally accord with policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013.
- 2.11 There has been no objection to the proposed works from members of the public following the consultation period. To the contrary there have been four letters of support received.
- 2.12 Whilst there would be some 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. The proposal is thereby considered to be in accordance with policy DM2.1 of the Islington Development Management Policies June 2013.
- 2.13 The revised application for Full Planning Permission is considered to be acceptable and is therefore recommended for approval.

3 Conclusion

- 3.1 It is recommended that Full Planning Permission be approved for the reasons set out in Appendix 1 – Recommendations.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan; RK/TP/1095/01; RK/TP/1095/02; RK/TP/1095/03; RK/TP/1095/04; RK/TP/1095/05; RK/TP/1095/06; Design and Access Statement reference: RKA/1095/02.14/2.</p> <p>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.</p>
3	External
	<p>CONDITION: 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>
4	Windows
	<p>CONDITION: The 2 no. windows to the rear roofslope should be timber framed, sliding sash to match the existing windows in terms of material, profile and detailing.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>

5	Conservation Rooflight
	<p>CONDITION: The 2 no rooflights to the front roofslope shall be 'conservation rooflights' in metal painted black to sit flush with the roof and shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
6	Roofing Materials
	<p>NOTWITHSTANDING CONDITION (NWS): Notwithstanding the plans hereby approved no permission is granted for fibre glass roof as shown on drawing RK/TP/1095/04.</p> <p>Amended plans showing a slate roof shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.</p> <p>The mansard roof extension shall be carried out in accordance with the amended plans so approved, and 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:

1	Positive statement
	<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. A pre-application advice service is also offered and encouraged. Whilst no formal pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. 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>

PLANNING COMMITTEE REPORT

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

APPENDIX 2: 10th June 2014 Committee Report

PLANNING SUB-COMMITTEE A		AGENDA ITEM NO:
Date:	10 th 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.

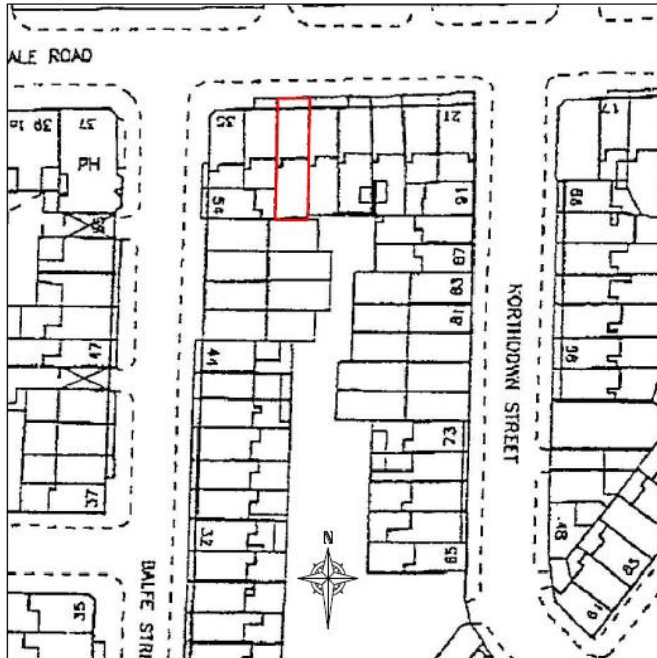
Case Officer	Krystyna Williams
Applicant	Mr Andrew Long
Agent	Mr Rashid Randeree

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 BLACK)



3. PHOTOS OF SITE/STREET



Image 1: Front elevation of the locally listed terrace at Wharfedale 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 27th 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**

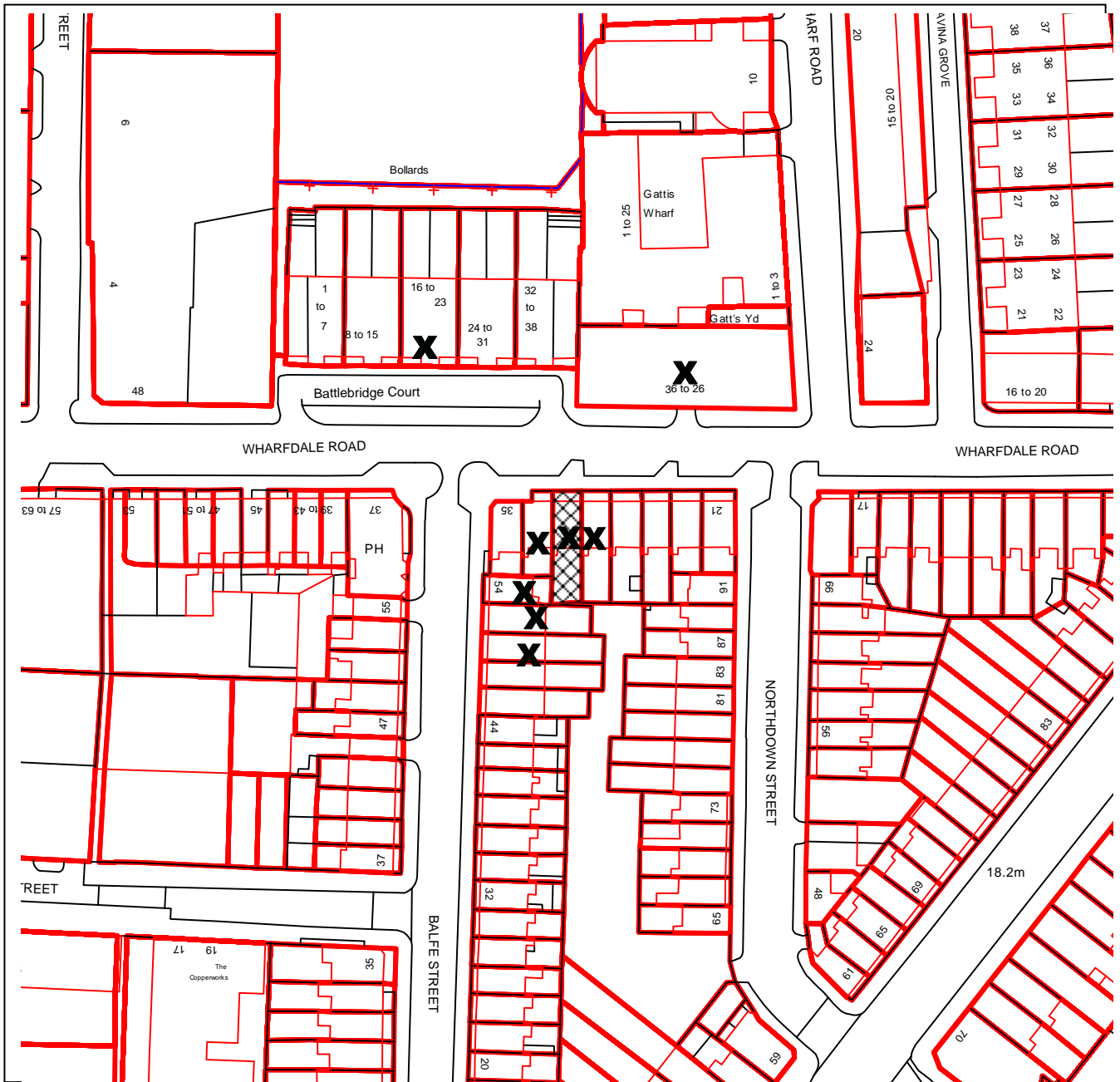
6. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- | | |
|---|--|
| Islington Local Development Plan | London Plan |
| - Conservation Area Design Guidelines (2002) | - Sustainable Design & Construction |
| - Urban Design Guide (2006) | |



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

PLANNING SUB-COMMITTEE A	
Date:	2 nd December 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 2 no. velux rooflights to front elevation and 2 no. timber framed sliding sash windows to rear.

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

1. RECOMMENDATION

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

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

2 SUMMARY

- 2.1 This application for Full Planning Permission was previously considered at the Planning Sub Committee A Meeting on 10th June 2014. It was resolved by the Chair of the Committee Meeting that the item be deferred for revisions to the proposed roof extension to overcome officer concerns.
- 2.2 A planning application (ref: P2014/0677/FUL) for a roof extension at No. 31 Wharfdale Road is also under consideration.
- 2.3 The applicant has provided amended drawings. The revised drawings show the number of velux windows to the front roofslope has been reduced from three to two, and the rear roof terrace and wrought iron railings have been omitted and replaced with a traditional rear mansard with 2 no. timber framed sliding sash windows. The proposal is now recommended for approval subject to conditions as detailed in Appendix 1.
- 2.4 On receipt of amended drawings a further round of consultation was undertaken on the 4th September 2014. A further two letters of support have been received from the owner/occupiers of 25 Wharfdale Road and 21 Wharfdale Road.
- 2.5 Notwithstanding these amendments, the Design and Conservation Team maintains their objection to the principle of the proposed roof extension as the consistent roofline of the terrace is considered to be largely unbroken.
- 2.6 The application terrace is formed of eight locally listed buildings, including two existing roof extensions that pre-date the adopted policies. Whilst in most instances such a proposal would be considered unacceptable, based on the amended drawings and the presence of these two existing roof extensions, it is considered that there is scope to introduce a further roof addition subject to appropriate design and detailing. The applicant has worked with the Council's requirements in order to provide amended drawings that are deemed satisfactory.
- 2.7 The proposed drawings have been amended to show a more traditional style mansard roof extension. The roof extension includes two conservation style rooflights to the front roofslope. These windows have been re-positioned to align with the existing windows below. To the rear, the terrace area and associated wrought iron railings have been omitted from the scheme. The rear roofslope now comprises a traditional mansard appearance with two timber framed, sliding sash windows aligned with the existing windows below.
- 2.8 The proposed mansard roof extension is now considered acceptable as there would be limited, if any, views of the roof extension from the surrounding streetscene due to the shallow front roofslope and the presence of the existing front parapet.
- 2.9 Drawing RK/TP/1091/04 shows the proposed front and rear roofslope to be finished in slate which is supported. The flat section to the mansard roof

however is annotated to be finished in fibre glass. This is unacceptable and a condition is recommended to ensure this is slate to match the remainder of the roof extension.

- 2.10 On balance, the revised scheme, despite not being supported by the Council's Design and Conservation Officer, is considered to overcome the previous concerns and would not cause any unacceptable adverse harm to the host building, locally listed terrace it forms a part of, or negatively impact on the appearance of the surrounding Keystone Road Conservation Area to warrant refusal. The proposed works are considered to generally accord with policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013.
- 2.11 There has been no objection to the proposed works from members of the public following the consultation period. To the contrary there have been four letters of support received.
- 2.12 Whilst there would be some 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. The proposal is thereby considered to be in accordance with policy DM2.1 of the Islington Development Management Policies June 2013.
- 2.13 The revised application for Full Planning Permission is considered to be acceptable and is therefore recommended for approval.

3 Conclusion

- 3.1 It is recommended that Full Planning Permission be approved for the reasons set out in Appendix 1 – Recommendations.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan; RK/TP/1091/01; RK/TP/1091/02; RK/TP/1091/03; RK/TP/1091/04; RK/TP/1091/05; RK/TP/1091/06 Rev A; Design and Access Statement reference: RKA/1091/02.14/1.</p> <p>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.</p>
3	External
	<p>CONDITION: 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>
4	Windows
	<p>CONDITION: The 2 no. windows to the rear roofslope should be timber framed, sliding sash to match the existing windows in terms of material, profile and detailing.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>

5	Conservation Rooflight
	<p>CONDITION: The 2 no rooflights to the front roofslope shall be 'conservation rooflights' in metal painted black to sit flush with the roof and shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
6	Roofing Materials
	<p>NOTWITHSTANDING CONDITION (NWS): Notwithstanding the plans hereby approved no permission is granted for fibre glass roof as shown on drawing RK/TP/1095/04.</p> <p>Amended plans showing a slate roof shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.</p> <p>The mansard roof extension shall be carried out in accordance with the amended plans so approved, and 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:

1	Positive statement
	<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. A pre-application advice service is also offered and encouraged. Whilst no formal pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. 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>

PLANNING COMMITTEE REPORT

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

APPENDIX 2: 10th June 2014 Committee Report

PLANNING SUB-COMMITTEE A	AGENDA ITEM NO:
Date: 10 th 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.

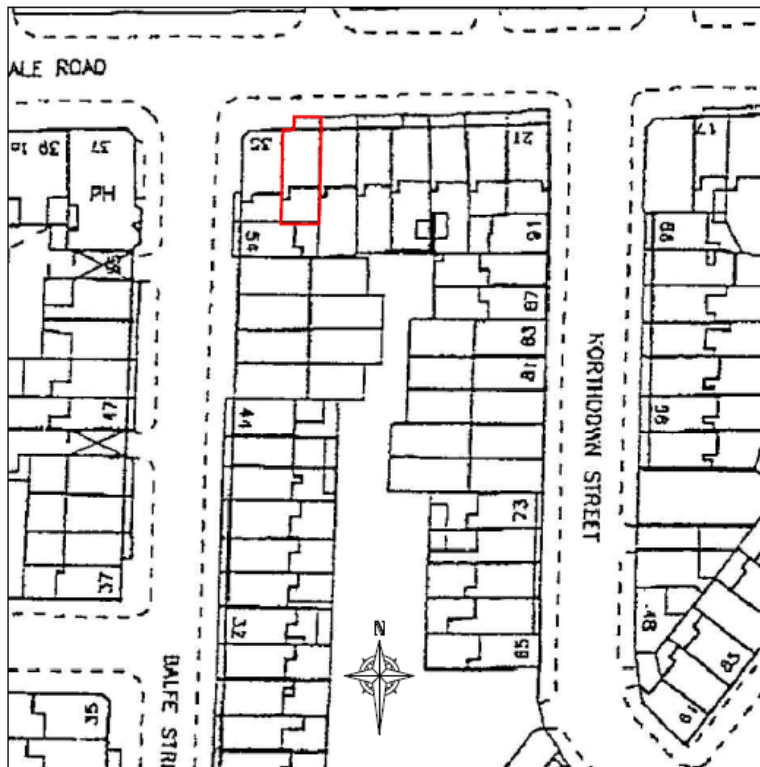
Case Officer	Krystyna Williams
Applicant	Mr John Ashwell
Agent	Mr Rashid Randeree

2. RECOMMENDATION

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

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

3. SITE PLAN (SITE OUTLINED IN BLACK)



4. 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 27th 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**

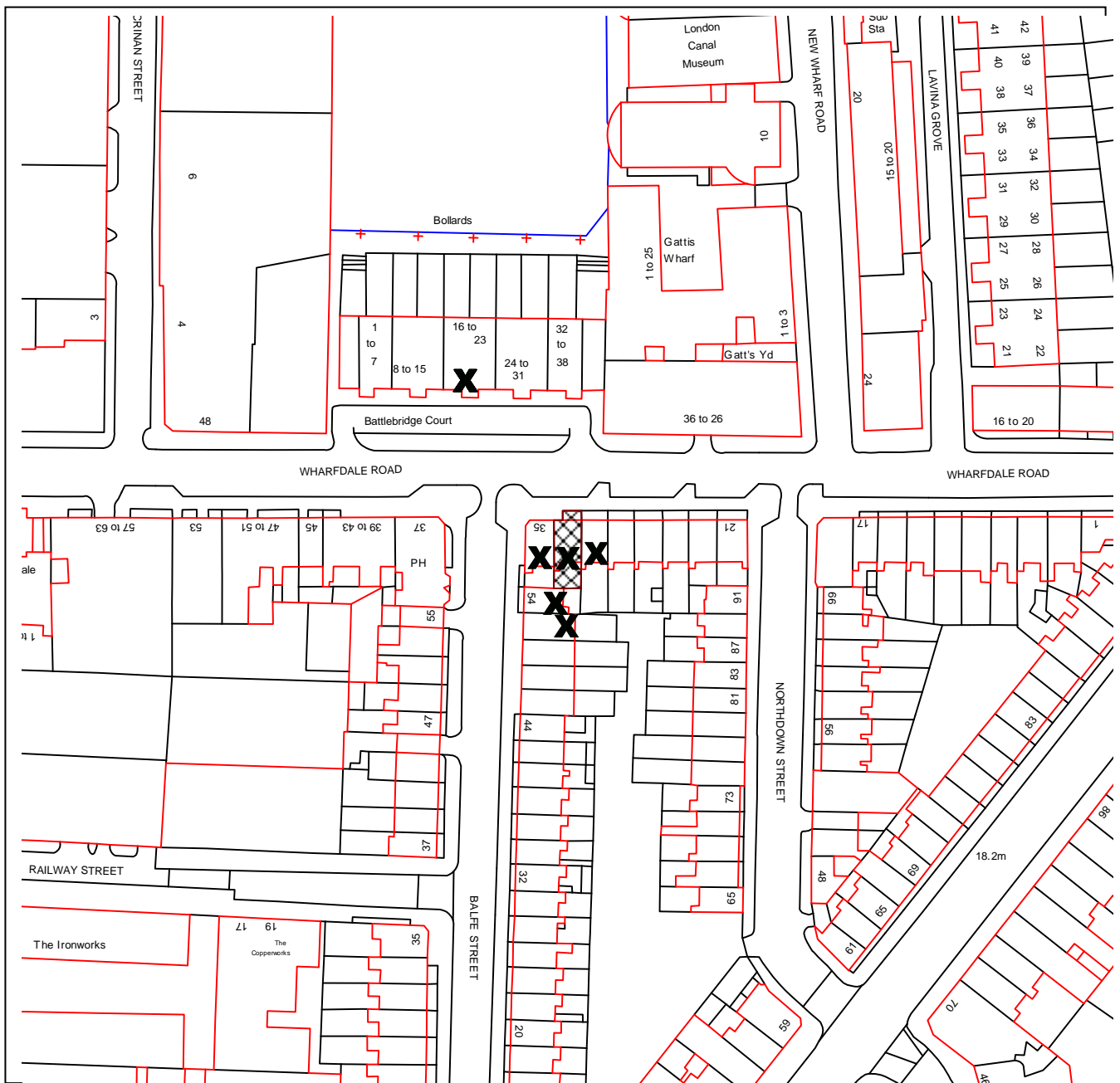
6. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- | Islington Local Development Plan | London Plan |
|---|--|
| - Conservation Area Design Guidelines (2002) | - Sustainable Design & Construction |
| - Urban Design Guide (2006) | |



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0676/FUL

LOCATION: 33 WHARFDALE ROAD, LONDON N1 9SD

SCALE: 1:1100

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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

PLANNING SUB- COMMITTEE A		
Date:	2 nd December 2014	NON-EXEMPT

Application number	P2014/3582/FUL
Application type	Full Planning (Council's Own)
Ward	Tollington
Listed Building	No
Conservation Area	Not in a conservation area
Licensing Implications Proposal	None
Site Address	Garages, Gainsborough House, 116 Thorpedale Road, London N4 3BS
Proposal	Demolition of existing garages and redevelopment of the site to provide 2 x 2 bedroom two storey residential dwellings with associated garages and garden areas.

Case Officer	Eoin Concannon
Applicant	Islington Council
Agent	Mr Roger Stong

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. conditional upon the prior completion of a Directors Agreement securing the heads of terms as set out in Appendix 1.

2 SITE PLAN (SITE OUTLINED IN BLACK)



3 PHOTOS OF SITE/STREET



Photo 1: Aerial view of Thorpedale Road



Photo 2: Subject site existing garages adjoining No.138 Thorpedale Road



Photo 3: View of site from the north east



Photo 4: Existing garages to the front of the site



Photo 5: Rear garages to be demolished



Photo 6: Neighbouring property No.138 Thorpedale Road



Photo 7: Neighbouring property Gainsborough House

4 SUMMARY

- 4.1 The application seeks permission to demolish the existing garages to the front and rear and to erect 2 x 2 bedroom two storey residential dwellings with associated garages and garden areas. The subject site within a residential street and the two additional dwelling is acceptable in principle.
- 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, quality of accommodation and associated facilities.
- 4.3 The design of the two dwellings would maintain a similar footprint of the attached property at No.138 Thorpedale Road with a slight variation in finish which is acceptable in this instance given the variation in architecture adjoining the site (Gainsborough House). The overall quality and sustainability of the resulting scheme is considered to be acceptable. The housing would comply with the minimum internal space standards required by the London plan and Islington's Development Management policies standards. The Development Management Policies also supports the creation of two bedroom units and given the constraints of the site, this mix (2 X 2 bedroom units) is appropriate in this instance.
- 4.4 The development would not infringe on the adjoining neighbouring properties amenity in terms of loss of light, overlooking or overbearing effect. Private amenity space is provided in accordance with Council's requirements. The redevelopment of the site does not provide vehicle parking on site and the occupiers will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with Islington Core Strategy policy CS10 Section H which identifies that all new development shall be car free. The site also has sufficient space for cycle storage in accordance to the Council's policies.
- 4.5 These residential units will be solely used for social housing secured by Director's Agreement. In summary, the proposal is considered to be acceptable and to be broadly in accordance with the Development Plan policies.

5 SITE AND SURROUNDING

- 5.1 The application site is situated on the northern side of Thorpedale Road and consists of single storey garages attached to the flank wall of No.138 Thorpedale Road. The adjoining property (No.138 Thorpedale Road) comprises a two storey end of terrace Victorian dwelling with small garden area to front and original outrigger to the rear.
- 5.2 Directly west, separated by a private access lane, lies Gainsborough House, a large three storey post war Council block of flats with a similar height as the existing terrace buildings on the street and a common garden area to the rear of the building.

- 5.3 The subject site comprises of three single storey garages to the front and four garages to the rear that are separated by a hard standing area. These garages historically served Gainsborough House. Abutting the site to the rear are Nos. 123-127 Corbyn Street, a similar terrace Victorian style dwellings.
- 5.4 To the front, the site lies opposite the playing fields belonging to the Islington Arts and Media School. The application property is not a listed building nor does it lie within a Conservation Area.

6 Proposal (in Detail)

- 6.1 The application seeks planning permission to demolish existing garages and to erect two residential dwellings with associated garden and cycle parking. The proposal seeks to erect 2 similar style dwellings at the end of the existing terrace (adjacent to No.138 Thorpedale Road) and opposite the flank wall of Gainsborough House. The front elevation of the dwellings would have a similar height and building line as the adjacent properties.
- 6.2 A small garden area to the front would separate the site from the pedestrian footpath. There would be a slight variation to the fenestration and detailing to the front with a bay window canopy entrance and finished in smooth faced concrete. The building would be finished in an Ibstock Multi Cream brick material with brushed flush pointing. The final colour can be secured via condition.
- 6.3 Along the rear elevation, a two storey return would be set in 2 metres from the boundary with No.138 and set down below the main roof line, projecting a similar distance behind the main as the existing original outriggers along Thorpedale Road. Two small garden areas (approximately 30 sq.m) serving both dwellings would separate the site from the properties along Corbyn Street.
- 6.4 Adequate refuse and cycle storage is allocated to serve each of the new units within the development.
- 6.5 Minor amendments to the detailing of the elevations have been submitted during the processing of this application following Design and Conservation Officer comments. The amendments include
- Repositioning and altering of front windows to appear more in line with No.138 Thorpedale Road
 - Alterations to boundary treatment with inclusion of brick wall
 - Alterations to glazing, windows ledge and canopies
 - Reduction in the height of the two storey return by 750mm

7 RELEVANT HISTORY

Planning Applications:

7.1 None

Enforcement:

7.2 None

Pre- Application Advice:

7.3 **Q2013/3093** – Pre-application in relation to the demolition of existing garages and erection of 2 dwellings including mansard roof element and associated amenity space. **(Principle acceptable however concerns raised regarding additional mansard floor and also fenestration pattern.)**

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties on the 10th September 2014. A site notice was also displayed. The public consultation of the application therefore expired on 1st October 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, 1 letter of objection and 1 letter of support were received. The following objection issues were raised (and the paragraph numbers responding to the issues in brackets).

- **Rear Boundary Wall:** concerns raised regarding the impact the demolition works would have on the rear boundary wall adjoining the rear property at 125 Corbyn Street. What measures would be taken to prevent damage to the garden wall. (Paras. 10.29-10.31)

Internal consultees

8.3 **Design and Conservation:** Whereas the height, scale, layout and fenestration is sufficiently contextual the design and detailing/materials are not sufficiently high quality and or not sufficiently clear.

- The use of glass bricks is not acceptable and would have unsatisfactory dated appearance. The design should be amended to proper windows.
- The front boundary treatment should be low yellow stock wall
- No details of windows ledges and bay windows how these would be detailed

- There is no detail or material specified for the canopies to the bay windows, these should be possibly lead and a swept or slightly canted canopy would be less utilitarian.
- A high quality yellow stock brick with a brushed flush/slightly recessed not weatherstruck pointing is required.
- Plantation of trees in front garden if possible.

Officer Comments: Amended plans were received that have addressed the material concerns of the Design and Conservation Officer. Further details can also be secured by condition.

Acoustic Officer: No objections received and land contamination conditions required. A condition requiring noise isolation measures to the habitable rooms would secure better quality living accommodation for future occupiers of the units.

Access Officer: Acceptable

Tree Officer: No objection subject to 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:

- Land use;
- Design, scale, appearance and impacts of the proposed development on the character and appearance of the area;
- Neighbouring amenity impacts;
- Quality of resulting accommodation and dwelling mix;
- Sustainability & energy efficiency and renewal energy;
- Transport and highways;
- Accessibility;
- Landscaping
- Refuse facilities

Land use

10.2 The site is within a residential street with a mixture of terrace dwellings and post war Council apartment blocks. It is currently occupied by nine garages, three of which are attached to the flank wall of No.138 Thorpedale Road. The demolition of the garages and the erection of 2 similar style dwellings to the general street character would be acceptable in principle.

10.3 The current garages are presently underutilised and the proposal would add 2 additional residential units which would be for social housing thereby increasing the Council residential stock in the borough. The principle would be acceptable subject to complying with the remaining issues dealt with in the rest of the report. It would therefore generally comply with Policies 3.3 (Increasing housing supply) 3.4 (Optimising housing potential) of the London Plan 2011, Policy CS12 (Meeting the housing challenge) of the Islington's Core Strategy 2011, Policy DM3.1 (Mix of housing sizes) of the Development Management Policies.

Design, scale, appearance and impacts of the proposed development on the character and appearance of the area

10.4 The Islington Urban Design Guide states that new buildings should reinforce the character of an area by creating an appropriate and durable fit that harmonise with their setting. They should create a scale and form of development that is appropriate in relation to the existing built form so that it provides a consistent/coherent setting for the space or street it defines.

10.5 The site is situated within a predominately residential area outside the designated Conservation Area. Thorpedale Road is defined by a mixture of two storey Victorian terrace dwellings and post war Council flats which were constructed on vacant land following the war. The subject site is sandwiched between these two types of development with the end of terrace dwelling at No.138 Thorpedale Road directly east of the site and Gainsborough House post war flats to the west. The two dwellings would attach to No.138 Gainsborough House retaining a similar scale, height, layout and fenestration pattern as this neighbouring property. The brickwork would be similar in appearance to the neighbouring properties and its overall impact on the street scene would be minimum.

- 10.6 The Design and Conservation Officer had been consulted and raised no objection to the scale of the development. The Design and Conservation Officer had noted some design improvements were needed (glazing, boundary treatment, window ledges and canopies) which has been addressed by the applicant through amended plans. Further conditions can be secured on the brick work, windows and boundary treatment to improve the final design in the context of the street.
- 10.7 The slight variations to the design from the period terrace are acceptable in this instance given the location of the larger Gainsborough House adjacent to the site. It is considered that the proposal offers a sympathetic yet different building when seen in the local context. The proposed building picks up enough of the features of the existing terrace along Thorpedale Road to blend in with the street.
- 10.8 To the rear, the Urban Design Guidelines normally do not support full width rear extensions at ground and more than half width first floor levels. However, there are particular circumstances where exceptions can be supported. This is a new build property and although reflective of the adjoining Victorian houses in terms of plot width, front building line and overall height, the interpretation can differ, in particular to the rear and side elevations. Given the broader context and the variety and scale of development to the rear of the property, the design is not considered harmful to the appearance of the terrace. Secondly, the scheme has been designed to accommodate fully accessible units that meet the Council's floorspace standards. To achieve this and comply with current internal and external design standards, the full width rear extension to the first floor is justified.
- 10.9 The proposed scale and height of the development is a representative balance of the surrounding building and provides a uniform finish, following the same roof pattern and thereby not becoming a dominant development along the street. As such, the proposal is considered to be in accordance with policies 7.4 (Character), 7.6 (Architecture) of the London Plan 2011, CS8 (Enhancing Islington's character) of the Core Strategy 2011, Policy DM2.1 (Design) of the Development Management Policies 2013.

Neighbouring Amenity

- 10.10 The main concerns in regard neighbouring property would relate to overlooking, impact on light and overbearing concerns. There have been no objections received from any adjoining resident highlighting concerns regarding any potential adverse impacts of the development on their amenity levels.

- 10.11 The applicant has provided a daylight/sunlight report data taken from August 2014 which examines the potential impact of the two units on the residents that surround the site. Within this report, it highlights No. 138 Thorpedale Road, Nos.125 & 127 Corbyn Street and Gainsborough House as the properties that the proposed development potentially affect. The BRE guidelines – Site Layout Planning for Daylight and Sunlight: a guide to good practice (2011) was used in the assessment.
- 10.12 The results of the assessment confirm that the proposed properties would not lead to a decrease in sunlight below the accepted BRE guidance. Nos.125 & 127 Corbyn Street would not be affected by daylight due to their positioning with significant separation (15 metres) from the application site. Although the windows on the flank wall of Gainsborough House, would have a reduction in their former value below the 27% Vertical Sky Component value, given their role as secondary windows, it would be acceptable in this instance within this dense urban setting.
- 10.13 In regard, No. 138 Thorpedale Road, amended plans had been received showing the reduction of the rear parapet wall by 750mm which further reduces the impact on light to this neighbours property. There are several flank windows on No.138 Thorpedale Road projecting onto the site. The existence of a 3metre wall along the common boundary already screens the lower ground windows from the proposed site and the additional building would not affect these windows given the 2 metre set in of the two storey return.
- 10.14 The first floor windows include a secondary window bedroom window and 2 other non-habitable windows serving a toilet and an office/storage room. Given that the bedroom is served by additional light from the primary windows facing the rear garden, this slight reduction in light to the secondary flank window would be acceptable in this instance. It would not be necessary to protect light into non-habitable rooms such as toilets/domestic offices/storage or hallways as these windows do not affect the overall amenity of the residents. As such, the reduction in daylight to these flank windows that project onto the application would not justify a refusal due to loss of amenity to this neighbouring property.
- 10.15 In regard the other amenity issues (overlooking/dominance), the flank windows will be obscure glazed and would not overlook Gainsborough House. To the rear, there would be minimum 15 metres separation from wall to wall from Corbyn Street and the proposed development. This would be a similar to the existing separation between dwelling on both and would therefore not justify a refusal on overlooking grounds in this instance.
- 10.16 It is considered that the proposal would not infringe on the neighbours outlook, daylight or sunlight. There would be no overlooking or overbearing impact. 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.

Quality of resulting accommodation and dwelling mix

- 10.17 The National Planning Policy Framework acknowledges the importance of planning positively for high quality and inclusive design for all development, and requires the boroughs to deliver a wide choice of quality homes. The London Plan (2011) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality.
- 10.18 Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes.
- 10.19 The proposed development consists of 2 x 2 bed units. It is noted that the physical constraints of the site do not facilitate the creation of good sized larger family units with appropriate amenity space provision. However the proposed units are well laid out and would form attractive and high quality internal living environments. While the proposed units are similar in size, it is considered that the creation of 2 very comfortable and well laid out 2 bed units maximises the potential of the site and creates very attractive units which there is a clear market demand for. Both units will have very good access to light/daylight and will create spacious internal spaces.
- 10.20 Each of the units would include approximately 30 square metres between the front and rear gardens. This would comply with policy DM3.5 of the Development Management Policies Plan 2013. Given the generous sizes of the units, including dual aspect design and overall layout, the proposal would provide a satisfactory living environment for future occupiers of the units and therefore comply with policy DM3.4 (Housing Standards) of the Development Management Policies Plan 2013.

Sustainability, Energy Efficiency and Renewable Energy

- 10.21 The commitment to achieved Level 4 of the Code for Sustainable Homes (CfSH) for the new residential properties would accord with the requirements of policy 5.1 of the London Plan 2011 and policies DM7.2B and DM7.4B of the Development Management Policies June 2013). The applicant has confirmed within their Sustainability Design and Construction Statement that this will be the case and a condition would be placed on any approval of permission requiring compliance. Further conditions regarding climate change mitigation measures will be secured by condition. The applicants have signed and completed a Directors Agreement to pay £ 3,000 to offset some of the CO₂ emissions from the proposed development here.

Highways and Transportation

- 10.22 The development would be car free, as required by Core Strategy Policy CS10 and as per proposed condition 9 to the recommendation B, which

restricts future of occupiers of residential units from obtaining a residents permit. This will ensure adequate provision of spaces for existing users.

- 10.23 The development would also involve demolishing of existing garages which were originally associated with the Marlborough House flat complex. These garages do not meet the vehicular parking standards (2.4 metres wide by 4.8 metres deep) and given that the Council's transport policies which are directed towards more sustainable modes of travel (cycle, walking, public transport), the loss of the garages are considered acceptable. Furthermore, the demolition and the erection of two social housing residential units would fully outweigh the loss of these garage spaces and add to the Council's social housing stock.
- 10.24 As per policy DM8.4 of the Development Management Policies, the proposal would require to provide cycle parking in accordance with the minimum standards set out in Appendix 6. For residential units, it would require 1 cycle space per bedroom. The proposal would therefore need to provide 2 cycle space for each dwelling within a secure location. A condition can be attached requesting these details prior to the commencement of the development.

Accessibility

- 10.25 The residential units embrace flexible home standards and have spaces to accommodate and demonstrate a lift can be accommodated into the layout in future if required. Generally the development is considered to create an acceptably inclusive development bearing in mind the scale of the site. The final accessibility credential of the site will be secured via condition to ensure the development merits as many as possible of the council flexible home standards prior to the implementation of the scheme.

Landscaping

- 10.26 The application would involve the loss of a tree within front garden. The Tree Officer has been consulted and advised a landscaping scheme be submitted showing replacement planting. Given that the site is presently predominately hard landscaped, the inclusion of garden area and landscaping would improve the green environment. As such, 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.

Refuse facilities

- 10.27 Both dwellings would have sufficient space to the front for secure bin storage and therefore which would be in suitable position for kerbside collection.

Housing and Financial Viability

- 10.28 The proposal is a minor application for two residential dwellings, which is below the affordable housing threshold of ten units (policies 3.13 of the London Plan and CS12G of Islington's Core Strategy).
- 10.29 The proposal is subject to a Directors' Agreement to ensure that the housing remains in social ownership and is not disposed of on the private market. The development is also subject of contribution of £3,000 towards the environmental off-set contribution which has also been secured by Directors agreement.

Other issues

- 10.30 The objection raised concerns regarding the rear boundary wall which serves as a party wall separating the site from the properties to the rear along Corbyn Street. The objector has raised concerns regarding the long term future of this wall which has matured overtime with landscaping serving the amenity of this neighbouring property.
- 10.31 The applicant has confirmed that although it is the intention to demolish the garages, the party wall would not be disturbed. It is also proposed to temporarily prop the wall during the construction phases and include some retaining structure brick piers along the application side of the site to further secure the site.
- 10.32 It has also been indicated that the development along the rear would be subject to Party Wall Agreement between the Council and adjoining landowners in accordance with the Party Wall Act. These considerations would be outside the realms of the planning assessment and any structural damage during the construction of the site would be a civil matter between the applicant and the adjoining owners. An informative can be attached informing the applicant of the need to comply with regulations outside the realms of the planning legislation.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Management Policies and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions and Directors level agreement for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Director level agreement 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:

1. Securing the Provision of two two-bedroom residential units for social housing
2. Contribution of £3,000 towards carbon off-setting

RECOMMENDATION B

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

List of Conditions:

1	Commencement (Compliance)
	<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>
2	Approved Plans List: (Compliance)
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>TR001, TR002 Rev A, TR003 Rev A, TR004 Rev A, TR005 Rev B, TR006 Rev B, TR007, TR008, TR009, 134-136 Thorpedale Road Daylight/Sunlight Report August 2014, 134-136 Planning Application Statement July 2014</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	Materials and Samples
	<p>CONDITION: Details and samples of all facing materials and detailed drawings of all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. These shall include:</p> <ol style="list-style-type: none"> a) Samples of all facing brickwork types, including mortar and pointing. b) Window and door treatment (including sections and reveals); c) details (including sections and reveals) and sample of window frames showing colour and texture d) details and sample of roofing materials

	<p>f) any other materials to be used</p> <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	Boundary Treatment
	<p>CONDITION: Detailed drawings at scale 1:10 or similar in respect of the following, shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing on site:</p> <p>Front and side boundary walls</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
5	Code for Sustainable Homes (Compliance)
	<p>CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
6	Cycle Parking Provision (Compliance)
	<p>CONDITION: Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The storage shall be covered, secure and provide for no less than 2 cycle spaces per dwelling. The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
7	Accessible Homes Standards (Compliance)
	<p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>

8	<p>Waste Management</p> <p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no.TR 003 Rev A shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>
9	<p>Car free development</p> <p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <ul style="list-style-type: none"> i) In the case of disabled persons; ii) In the case of units designated in this planning permission as "non car free"; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year. <p>REASON: To ensure that the development remains car free.</p>
10	<p>Removal of Permitted Development Rights (Compliance)</p> <p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellinghouse(s) 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 and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme.</p>
11	<p>Noise Control Measures</p> <p>A scheme for sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:2014):</p> <p style="text-align: center;">Bedrooms (23.00-07.00 hrs) 30 dB $L_{Aeq,8\text{ hour}}$ and 45 dB $L_{max\text{ (fast)}}$ Living Rooms (07.00-23.00 hrs) 35 dB $L_{Aeq, 16\text{ hour}}$ Dining rooms (07.00 –23.00 hrs) 40 dB $L_{Aeq, 16\text{ hour}}$</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: To secure an appropriate internal residential environment for future residents.</p>

12	Construction Controls
	<p>CONDITION: During the demolition and construction on site, the developer shall comply with Islington Council's Code of Construction Practice and the GLA's Best Practice Guidance for the control of dust and emissions from construction and demolition. The developer shall ensure that:</p> <p>1 The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site.</p> <p>2 The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays.</p> <p>3 All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition.</p> <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>
13	Obscure glazing
	<p>CONDITON: The landing windows to the side elevations at first floor level shall be constructed of obscure glazing and maintained permanently thereafter. The glazing shall be installed prior to first occupation.</p> <p>REASON: To protect amenity of adjacent residents.</p>
14	Trees
	<p>CONDITION: Notwithstanding the submitted detail and the development hereby approved, a landscape scheme A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority The submitted scheme is required to incorporate the planting of a tree within the first planting season of removal of the existing tree (November to March).</p> <p>The position, size, species, soil preparation, tree pit detail , staking and a three year scheme of maintenance/watering provision for the trees are to be agreed in writing by the local planning authority prior to planting taking place.</p> <p>In the event of the tree dying within 5 calendar years form the completion of works a tree of the same species and size or an approved alternative shall be planted to the satisfaction of the Local Planning Authority.</p> <p>REASON: To ensure the continued amenity and environmental benefits provided by the trees and the planting of appropriate species. In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained</p>

List of Informatives:

<p>1</p>	<p>Positive statement</p> <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>
<p>2</p>	<p>Community Infrastructure Levy (CIL)</p> <p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/</p>
<p>3</p>	<p>Directors Agreement</p> <p>Please note that this application is subject to a Service Level Agreement between directors to ensure that the residential units remain as social housing.</p>
<p>4</p>	<p>Other legislation</p> <p>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").</p>
<p>5</p>	<p>Superstructure</p> <p>DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION'</p> <p>A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.</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

2 London's places

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.15 Coordination of housing development and investment

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

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

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)

Policy CS10 (Sustainable Design)

Policy CS12 (Meeting the Housing Challenge)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Housing

DM3.1 Mix of housing sizes

DM3.4 Housing standards

DM3.5 Private outdoor space

Health and open space

DM6.5 Landscaping, trees and biodiversity

Energy and Environmental Standards

DM7.1 Sustainable design and construction statements

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.4 Sustainable design standards

Transport

DM8.5 Vehicle parking

Infrastructure

DM9.1 Infrastructure

DM9.2 Planning obligations

DM9.3 Implementation

3. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design

Small Sites Contribution

Accessible Housing in Islington

Inclusive Landscape Design

Planning Obligations and S106

Urban Design Guide

London Plan

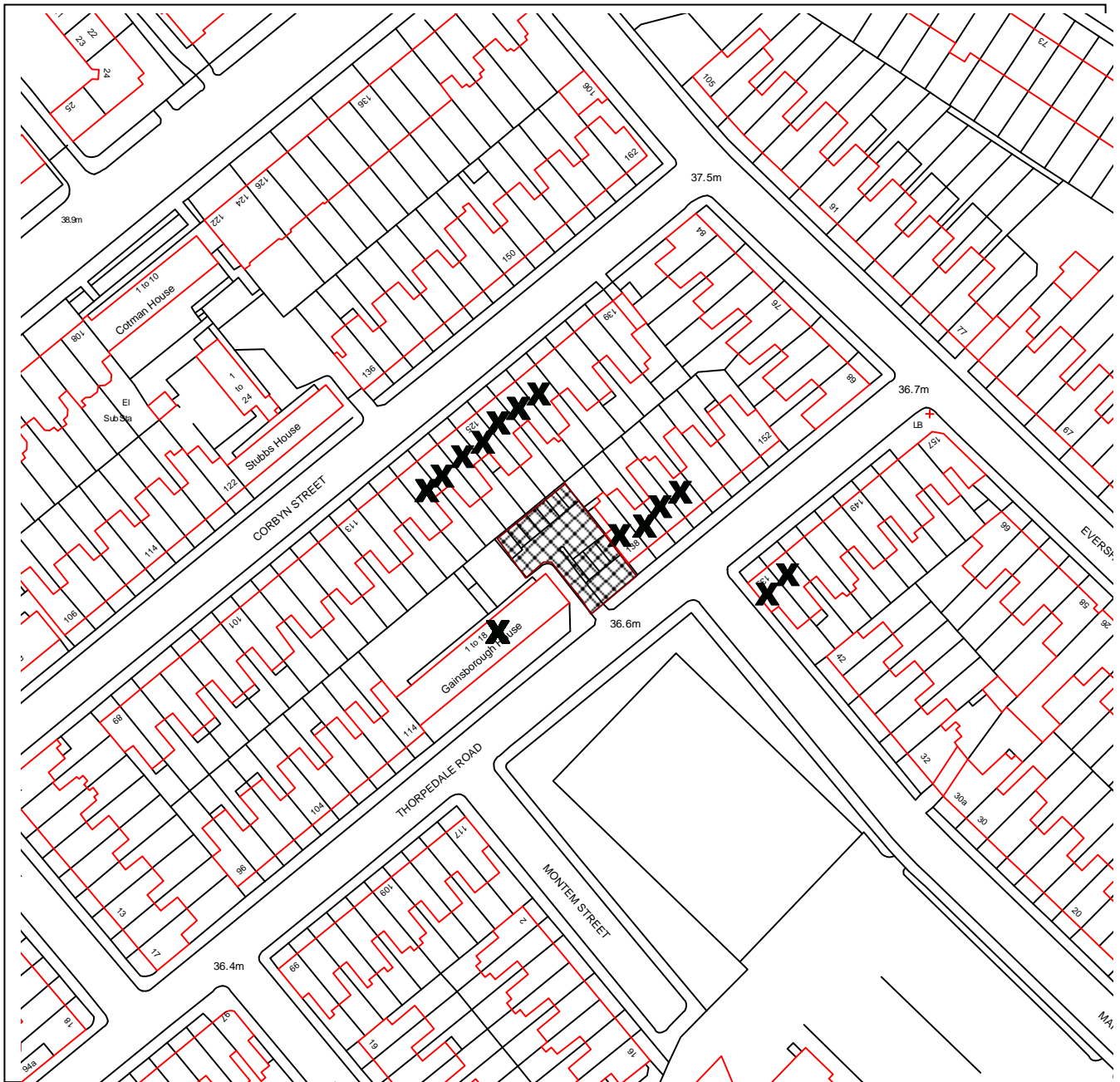
Accessible London: Achieving and Inclusive Environment

Housing

Sustainable Design & Construction



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/3582/FUL

LOCATION: GARAGES, GAINSBOROUGH HOUSE, 116
THORPEDALE ROAD, LONDON N4

SCALE: 1:1250

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Islington Council, LA086452

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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

PLANNING SUB-COMMITTEE A		
Date:	2 nd December 2014	NON-EXEMPT

Application number	P2014/0483/FUL
Application type	Full Planning (Council's Own)
Ward	Tollington
Listed building	No
Conservation area	No
Development Plan Context	None
Licensing Implications	None
Site Address	Land adjacent to 59 to 70 Blenheim Court Estate, Cornwallis Road, London, N19
Proposal	Demolition of existing garages/stores and construction of three storey residential building comprising 2 x 3 bedroom/6 person maisonettes and 2 x 1 bedroom/2 person flats (affordable/social rented).

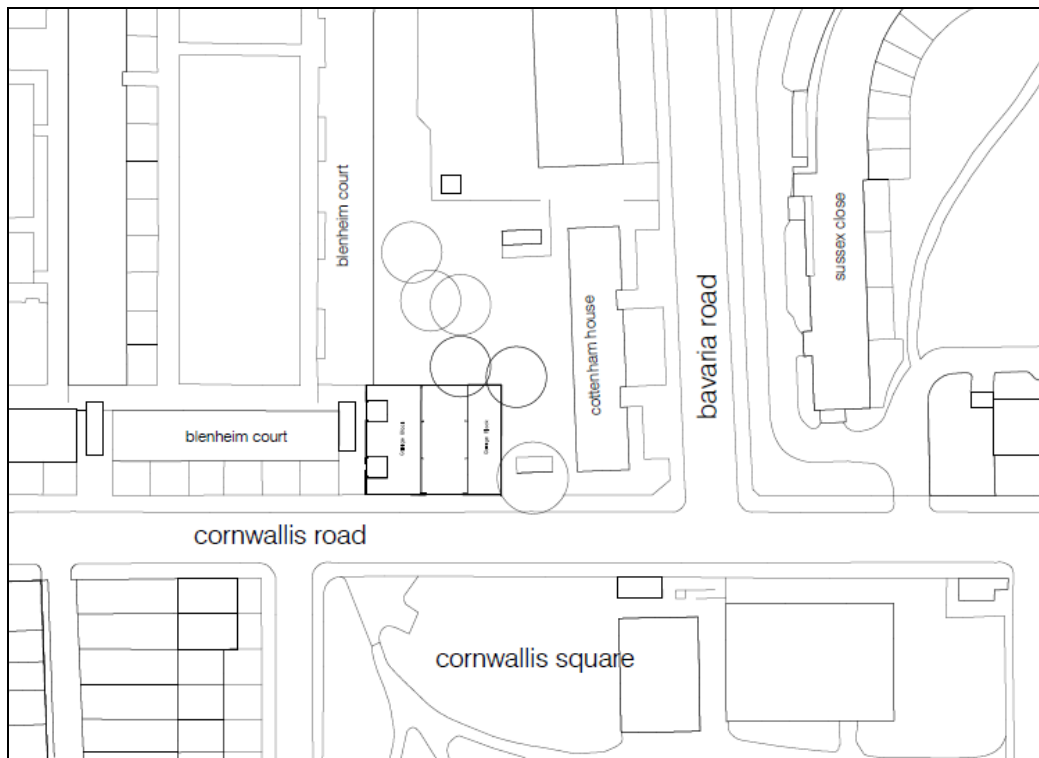
Case Officer	Krystyna Williams
Applicant	Islington Council - Mr Nick Gore
Agent	Islington Council

1. RECOMMENDATION

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

1. subject to the conditions set out in Appendix 1;
2. subject to completion of a Director's Agreement made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2. SITE PLAN (SITE OUTLINED IN BLACK)



3. PHOTOS OF SITE/STREET



Image 1: View looking NE from Cornwallis Road of existing garages at the application site



Image 2: View looking east from Cornwallis Square with 59 – 70 Blenheim Court and application site garages



Image 3: View from the corner with Bavaria Road looking NW towards application site with 1 – 16 Cottenham Hose on corner

4. Summary

- 4.1 Full Planning permission is sought for the demolition of existing garages/stores and the construction of a three storey residential building comprising 2 x 3 bedroom / 6 person maisonettes and 2 x 1 bedroom / 2 person flats. The units will each be social rented.
- 4.2 The site has a 20 metre frontage onto Cornwallis Road and comprises 12 garages. The area is residential in character and the site is not located within a conservation area.

- 4.3 The impact of the development on neighbours has been considered and is deemed acceptable.
- 4.4 Islington's Core Strategy identifies the importance of delivering new family units. The Core Strategy aims to ensure that in the future an adequate mix of dwelling sizes are delivered within new development, alongside the protection of existing family housing. Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM9 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes. The housing would comply with the minimum internal space standards required by the London Plan and Mayor's Housing SPG (Nov, 2012).
- 4.5 The redevelopment of the site has no vehicle parking on site and occupiers will have no ability to obtain car parking permits (except for parking needed to meet the needs of disabled people), in accordance with Islington Core Strategy policy CS10 Section H which identifies that all new development shall be car free. Appropriately located cycle parking facilities for residents have been allocated within the site.
- 4.6 Private amenity space is provided in accordance with the Council's requirements. It is proposed that the new build dwellings would be constructed to meet Level 4 of the Code for Sustainable Homes. It is also proposed that the development would incorporate a green roof and the installation of PV panels.
- 4.6 In summary, the proposal is considered to be acceptable and to be broadly in accordance with the Development Plan policies.

5. SITE AND SURROUNDING

- 5.1 The application site is located on the north eastern side of Cornwallis Road and comprises 12 garages. To the south west is Cottenham House and to the northwest is Blenheim Court, both four storey residential developments. On the opposite side of Cornwallis Avenue is public amenity space including a playground.
- 5.2 The surrounding area is predominantly residential in character with purpose built flats of three to four storeys.
- 5.3 The garages which it is proposed to demolish are not listed and the site is not located within a Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 Full planning permission is sought for the demolition of the existing 12 garages and associated stores and construction of a three storey residential building comprising 2 x 3 bedroom/6 person maisonettes and 2 x 1 bedroom/2 person flats.

- 6.2 The layout of the building will comprise the following unit mix:
- 2 x 3 bedroom / 6 person maisonettes located over ground and first floors;
 - 2 x 1 bedroom / 2 person flats located at second floor.
- 6.3 Amended drawings have been submitted following officer concern raised through the assessment of the application. The external appearance of the building has been amended following the comments of the Design and Conservation Officer. The building will be finished in brickwork to match surrounding residential blocks, and topped with pre-cast concrete coping stone. The front elevation will include ceramic tiles in a colour to match window frames to break up the proposed brickwork.
- 6.4 The overall scale of the building is considered acceptable and accords with the existing surrounding building heights. The units are accessed off Cornwallis Avenue to the front with the maisonettes having private access and the 2 no. second floor 1 bedroom units being accessed off a central shared staircase. The 2 x 3 bedroom maisonettes have private garden space to the rear measuring 37.5sqm and small courtyard space to the front. The 2 x 1 bedroom units have private amenity space in the form of roof terraces at second floor.
- 6.5 The two maisonettes provide level access from street level and the provision of living space and an accessible WC/shower at entrance level is welcome. A through floor lift is shown on drawing BC 001 Rev B which is supported. A future platform lift is also shown to the rear of the site to serve the 2 x 1 bedroom top floor units.
- 6.6 Bin stores are located to the front of the building in designated, screened areas. Cycle spaces are provided at ground floor and two mobility scooter spaces have been provided.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 None.

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 **P120627** – Pre-application advice was provided in June 2012 in relation to the re-development of the site to provide residential social rented units.

8. CONSULTATION

Public Consultation

- 8.1 A total of 89 letters were sent to occupants of adjoining and nearby properties dated 17/02/2014. Additional consultation was undertaken following the submission of revised drawings on the 02/07/2014 and the 07/11/2014. Letters were sent to No's 1– 4 Cornwallis Square, 1 – 16 Cottenham House, 19 – 70 Blenheim Court, and Flat 1 – 16, 25 A Bavaria Road. A site notice and press advert was also displayed.
- 8.2 Two letters has been received from the public with regard to the application. Both letters were in part supportive of the proposed development, but also raised some concerns. The grounds of objection raised are as follows (with the paragraph that provides response to each issue indicated in brackets).
- Loss of a mature tree (See paragraph 10.30);
 - Over-prominence of building as a result of materials and colour scheme (See paragraphs 10.5 to 10.11)
 - Height of the proposed development (See paragraph 10.5).

External Consultees

- 8.3 None.

Internal Consultees

- 8.4 **Design and Conservation:** No objection to the revised scheme subject to conditions.
- 8.5 **Access and Inclusive Design:** Approve subject to conditions.
- 8.6 **Energy Conservation Officer:** Approve subject to conditions.
- 8.7 **Tree Preservation / Landscape:** The report has been amended to include the retention of the Cherry tree adjacent to the development. I have no reason to recommend refusal subject to conditions.
- 8.8 **Housing Department:** No comment provided.

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, 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.

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

The main issues arising from this proposal relate to:

- Land Use;
- Design and Appearance;
- Neighbouring amenity impacts;
- Quality of resulting accommodation and Dwelling Mix;
- Daylight/Sunlight;
- Highways & Transportation;
- Trees

Land Use

- 10.1 The site is not subject to any land designations in Islington's Core Strategy or Site Allocations. The application site is located on the north eastern side of Cornwallis Road. To the south west is Cottenham House and to the northwest is Blenheim Court, both four storey residential developments. On the opposite side of Cornwallis Avenue is public amenity space including a playground.
- 10.2 The site consists of 12 single storey garage buildings which were built in association with the Blenheim Court residential units. The applicant has confirmed that out of the 12 garages, 7 are vacant, 2 are used by existing residents living in Blenheim Court and the remaining 3 are used by residents not residing at Blenheim Court. The site is in London Borough of Islington ownership as the applicant. The Council's Housing Strategy & Development Team have advised that residents with use of these garages will be replaced elsewhere in the near vicinity.

- 10.3 The existing garage buildings are of no merit to the site or surrounding area and the loss of parking spaces and replacement with much needed housing is supported in accordance with Development Management Policy DM8.5.
- 10.4 The principle of residential use at the site is considered acceptable. The adjoining uses are residential and the proposal is considered to have a neutral amenity impact over the existing adjoining buildings. The creation of 2 x 3 bedroom family units and 2 x 1 bedroom units at this site is not considered to represent over-development. The proposed units are of an acceptable size, of a good layout with adequate amenity space.

Design and Appearance

- 10.5 The Islington Urban Design Guide states that new buildings should reinforce the character of an area by creating an appropriate and durable fit that harmonises with their setting. New building should create a scale and form of development that is appropriate in relation to the existing built form so that it provides a consistent / coherent setting for the space or street that it defines.
- 10.6 The scheme has been subject to pre-application advice in June 2012. The proposal has been revised since the initial submission to amend the external appearance of the proposed building. The elevations have been amended to reduce the material palette following concerns raised by Design and Conservation Officers.
- 10.7 The building is now finished in brickwork to match the surrounding residential developments at Cottenham House and Blenheim Court. An element of ceramic tiling has been included to break up the brickwork and provide some interest to the elevations and reinforce the horizontality.
- 10.8 Consistent fenestration patterns are a part of the character and appearance of the locality. The proposed building, following the submission of amended drawings, is considered to sit comfortably within its context taking influence from the adjoining residential 3-4 storey developments. The proposed three storey building sits down from the adjoining four storey residential developments and follows the established building line of Cottenham House which is acceptable. The proposed building line, whilst set fractionally forward of Blenheim Court to the west, is viewed as acceptable as it aligns with the flank wall of Cottenham Court to the east. The Design and Conservation officer is happy with this approach.
- 10.9 The building includes a biodiverse green roof and 20 PV solar panels which are supported.
- 10.10 The front boundary treatment has been amended to comprise a 1.1m wall to screen refuse bins and a powder coated steel post and mash fence and gate with planting behind to soften the appearance. Full details will be required via condition.

10.11 The proposal is considered to be in accordance with policies 7.4, 7.6 and 7.8 of the London Plan 2011, CS9 of the Core Strategy 2011, Policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013.

Neighbouring Amenity

10.12 The application site is located on the north eastern side of Cornwallis Road. To the south west is Cottenham House and to the northwest is Blenheim Court, both four storey residential developments. On the opposite side of Cornwallis Avenue is public amenity space including a playground.

10.13 The surrounding area is predominantly residential in character with purpose built flats of three to four storeys. Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy, loss of light and outlook.

10.14 The application building will be accessed off Cornwallis Road with a central shared access to the second floor 2 x 1 bedroom units and via private entrances to the 2 x 3 bedroom maisonettes.

10.15 To the south west is Cottenham House, a four storey residential development. There is a separation distance of 12 metres between the side elevation of the application building and the rear elevation of Cottenham House. There are windows proposed to this side elevation, kitchen and living room windows at ground floor, bedroom windows at first floor and a living room window at second floor. Each of these windows is 'high level' which alleviates any detrimental impact insofar as overlooking / loss of privacy. These 'high level' windows are secondary and therefore the rooms they serve will benefit from sufficient levels of natural light.

10.16 To the north west of the application building is the side elevation of 59-70 Blenheim Court. There is a separation distance of just 2 metres however there are no windows on the side elevation of this building and therefore overlooking / loss of privacy is not an issue. There are gardens/green space to the rear of the site. Overall, the proposed development is not considered to result in any unacceptable overlooking / loss of privacy.

10.17 The objection received from neighbouring residents based on the buildings 'over-prominence' were based on the initial drawings, and prior to the amended drawings being submitted. The materials (including the colour scheme) and building line are deemed acceptable and are fully discussed in paragraphs 10.5 – 10.8 of this report. The building height has been addressed in paragraph 10.8 and 10.12 - 10.16.

10.18 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 as a result of the proposed development.

Quality of Resulting Residential Accommodation and Dwelling Mix

- 10.19 The National Planning Policy Framework acknowledges the importance of planning positively for high quality and inclusive design for all development, and requires the boroughs to deliver a wide choice of quality homes. The London Plan (2011) recognises that design quality is a fundamental issue for all tenures and that the size of housing is a central issue affecting quality.
- 10.20 Islington's Core Strategy identifies the importance of delivering new family units. Policy CS12 (Meeting the housing challenge) notes that a range of unit sizes should be provided within each housing proposal to meet the need in the borough, including maximising the proportion of family accommodation. Development Management Policy DM3.1 (Mix of housing sizes) further states the requirement to provide a good mix of housing sizes. The size mix of 2 x 3 bedroom and 2 x 1 bedroom units is acceptable.
- 10.21 The proposed residential units all exceed the required internal space standards and are therefore in compliance with local and national standards: the 2 x 1 bedroom flats measuring 54.60sqm and the 2 x 3 bedroom maisonettes measuring 131.98sqm.
- 10.22 Each of the proposed units is dual aspect, hence achieving the maximum amount of natural light and ventilation through the building. In summary, it is considered that all proposed residential units would benefit from acceptable levels of natural light and an outlook that is pleasant and suitable to the residential accommodation. This is in accordance with policy DM3.4 (Housing Standards).
- 10.23 Outdoor amenity space has been provided for the 2 x 3 bedroom maisonettes in the form of private rear gardens measuring 37.5sqm. The 2 x 1 bed units have terrace space at second floor, in accordance with the requirements of policy DM3.5 (Private Amenity Space) of the Islington Development Management Policies.
- 10.24 The two maisonettes have level access from Cornwallis Road and have designated areas for future platform lifts shown on drawing BC 001 Rev B. There is also sufficient wheelchair turning areas and 1 no. mobility scooter charging area for each of the 3 bedroom units. The 2 x 1 bed units are served by a shared staircase however there is the provision of a future platform lift the rear the of the site. This is all supported by the Council's Inclusive Design and Access Officer.
- 10.25 The Energy Statement proposes a reduction of 35% in regulated emissions. This exceeds Islington's policy requirement for minor developments (DM7.2) and as such, is strongly supported. Green roofing and solar PV can work in conjunction for the same roof area, if suitably designed and specified. The pre-assessment summary indicates that the development will achieve Level 4 of the Code for Sustainable Homes. Relevant conditions are recommended.

Daylight and Sunlight

- 10.26 The proposed development has been designed considering the constraints of the site such as the impact on the surrounding properties in terms of its design and the potential impact on daylight and sunlight.
- 10.27 The submitted daylight and sunlight report concludes that the proposed three storey development will have no material impact to the daylight and sunlight amenity of residents of 19 – 58 Blenheim Court and 1 – 6 Cottenham House.

Highways and Transportation

- 10.28 The development would be car free, as required by Core Strategy Policy CS10 and as per a condition to the application, which restricts future of occupiers of both the office space and residential units, from obtaining a residents permit. This will ensure adequate provision of spaces for existing users.
- 10.29 Cycle storage is provided at ground floor (8 bike spaces) and to the rear of the site in line with the requirements set out in Appendix 6 of the Development Management Policies.

Trees

- 10.30 While there are no trees on the application site, adjacent there are a number of trees, most notably the large prominent Cherry tree (T1) in the green space between the site and the rear of Cottenham House. Whilst it was initially proposed to remove this tree, it is now proposed to retain the Cherry tree adjacent to the development, and subsequently there is no objection raised by the Tree Preservation Officer.

Affordable Housing and Financial Viability

- 10.31 The proposal is a minor application for four (affordable/social rented) residential dwellings, which is below the affordable housing threshold of ten units (policies 3.13 of the London Plan and CS12G of Islington's Core Strategy).
- 10.32 The application is submitted by the London Borough of Islington and thereby a Directors agreement must be signed to secure the four proposed units are social rented. An environmental carbon off-setting contribution of £4,000 is also applicable.
- 10.33 If granted planning permission, the development would be subject to the requirement of a CIL payment that would be payable on commencement of the development.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington

Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions and the Director's Agreement and details as set out in Appendix 1 – RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Director’s Agreement made under section 106 of the Town and Country Planning Act 1990 securing:

1. THE UNITS REMAIN SOCIALLY RENTED.
2. A CONTRIBUTION OF £4,000 TOWARDS CARBON OFFSETTING

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan 014; BC 001 Rev B; BC/002 Rev B; BC/003 Rev A; BC/004 Rev C; BC/005 Rev C; BC/006 Rev D; BC/007 Rev B; BC/008 Rev A; BC/009 Rev D; BC/010; BC/011; BC/012 Rev A; BC/013 Rev B; BC 014; Blenheim Court Garages Site Planning Application January 2014 prepared by Islington Council Architects including Daylight Study prepared by GVA dated December 2012.</p> <p>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.</p>
3	Construction and Demolition Logistics Plan (Details)
	<p>CONDITION: A report assessing the planned demolition including hours of work addressing pedestrian and cyclist safety and environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.</p> <p>The report shall assess and take into account the impacts during the demolition and construction phases of the development on nearby residential amenity with means</p>

	<p>of mitigating any identified impacts.</p> <p>The document should pay reference to Islington’s Code of Construction Practice, the GLA’s Best Practice Guidance on control of dust from construction sites, BS5228:2009 and any other relevant guidance.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to secure highway safety and free flow of traffic on Highbury Grove and local residential amenity and mitigate the impacts of the development.</p>
4	Materials and Samples
	<p>MATERIALS (DETAILS): Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ul style="list-style-type: none"> a) solid brickwork (including brick panels and mortar courses) b) window treatment (including sections and reveals); c) ceramic tiles to front and rear elevations; d) balustrading treatment (including sections); e) paving / hard surface materials to the front amenity space; f) front boundary treatment; and g) any other materials to be used. <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	Car Free Housing
	<p>CONDITION: All future occupiers of the residential units hereby approved shall not be eligible to obtain an on street residents’ parking permit except :</p> <ul style="list-style-type: none"> (1) In the case of disabled persons; (2) In the case of units designated in this planning permission as “non car free”; or (3) In the case of the resident who is an existing holder of a residents’ parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year. <p>REASON: In the interests of sustainability and in accordance with the Council’s policy of car free housing.</p>

6	Code for Sustainable Homes
	<p>CONDITION: The development shall achieve a Code of Sustainable Homes rating of no less than 'Level 4'.</p> <p>REASON: In the interest of addressing climate change and to secure sustainable development.</p>
7	Green Roofs (Compliance)
	<p>Prior to the installation of the proposed PV solar panels to the roof top, details of a biodiversity green roof indicated on drawing BC/013 Revision B shall be submitted to and approved in writing by the local planning authority. The PV solar panels shall be placed on top of the approved green roof.</p> <p>No part of the biodiversity green roof shall be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
8	Cycle Parking Provision (Compliance)
	<p>CONDITION: The bicycle storage area(s) shown on drawing No. BC 001 Rev B hereby approved, shall be secure and provide for no less than 8 bicycle spaces shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
9	Accessible Homes Standards (Compliance)
	<p>CONDITION: The residential dwellings, in accordance with the Access Statement and plans hereby approved, shall be constructed to the standards for flexible homes in Islington ('Accessible Housing in Islington' SPD) and incorporating all Lifetime Homes Standards.</p> <p>REASON: To secure the provision of flexible, visitable and adaptable homes appropriate to diverse and changing needs.</p>
10	Waste Management
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. BC 001 Revision A shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.</p>

11	Tree Protection
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority.</p> <p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>

List of Informatives:

1	Positive statement
	<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. A pre-application advice service is also offered and encouraged. The LPA acted in a proactive manner offering suggested improvements to the scheme during the pre-application and planning application stages to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant or have been dealt with by condition. This resulted in a scheme those accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages.</p>
2	CIL
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy.</p>

3	Hours of Construction
	No building work shall be carried out at the site outside the following hours: <ul style="list-style-type: none"> • 8am - 6pm, Monday to Friday; • 8am - 1pm, Saturday; and • no audible building works to be carried out on Sunday or public holidays
4	Section 106
	SECTION 106 AGREEMENT: You are advised that this permission has been granted subject to a Director's Agreement made under section 106 of the Town and Country Planning Act 1990.
5	Definitions
	DEFINITIONS: (Definition of 'Superstructure' and 'Practical Completion') A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.

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 | 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 |
| 5 London’s response to climate change
Policy 5.3 Sustainable design and construction | |

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

- | | |
|--|---|
| <u>Design and Heritage</u>
DM2.1 Design | <u>Energy and Environmental Standards</u>
DM7.4 Sustainable design standards |
|--|---|

DM2.2 Inclusive Design

5. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

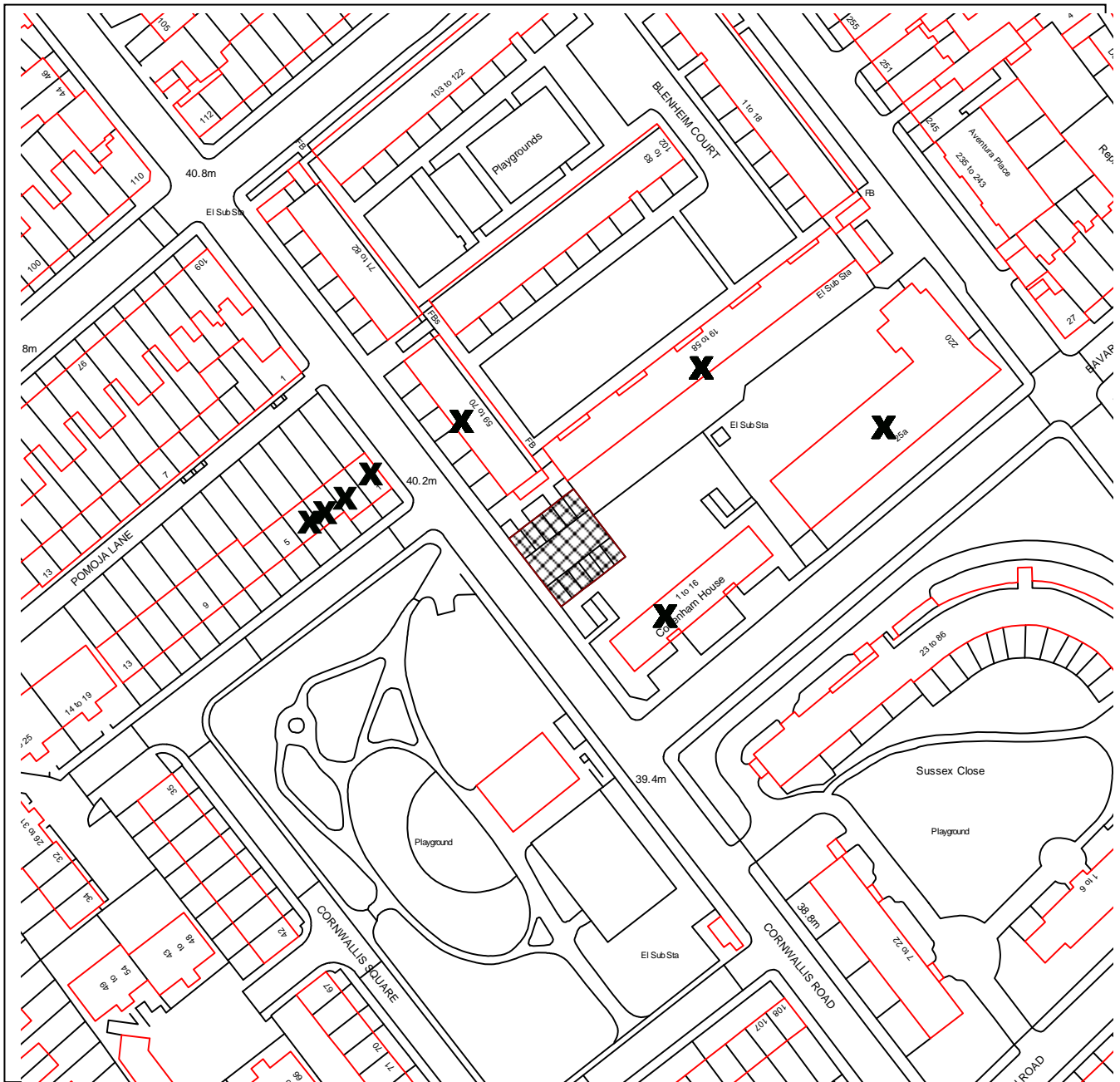
London Plan

- Sustainable Design & Construction

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/0483/FUL

LOCATION: LAND ADJACENT TO 59 TO 70 BLENHEIM COURT
ESTATE, CORNWALLIS ROAD, LONDON, N19

SCALE: 1:1250

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Islington Council, LA086452

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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

PLANNING SUB-COMMITTEE A		
Date:	2 nd December 2014	

Application number	P2014/2448/FUL
Application type	Full Planning
Ward	Mildmay
Listed building	No
Conservation area	Newington Green Conservation Area
Development Plan Context	Conservation Area
Licensing Implications	None
Site Address	Newington Green Primary School, 105 Matthias Road, London N16 8NP
Proposal	Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.

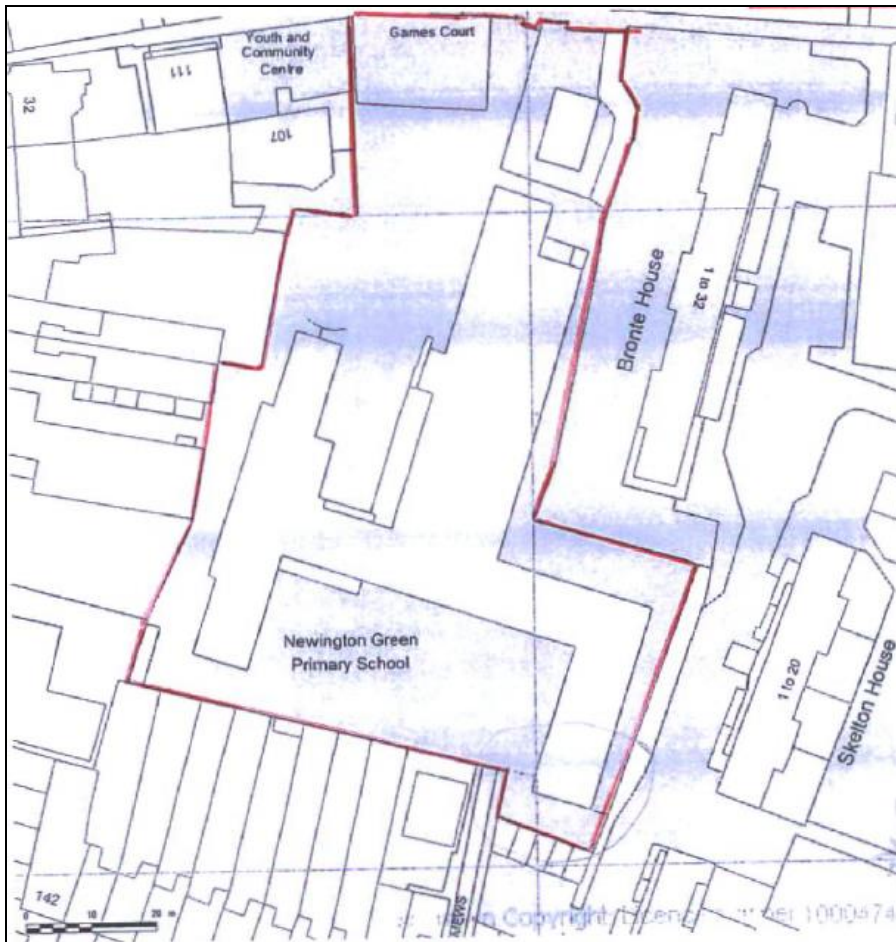
Case Officer	Krystyna Williams
Applicant	Newington Green Primary School – Ms Abi Misselbrook-Lovejoy
Agent	N/A

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 black)



3. PHOTOS OF SITE/STREET



Image 1: Aerial photograph showing the southern most section of the site where the proposed storage container will be located

4. Summary

- 4.1 Planning permission is sought for the siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.
- 4.2 The application is brought to committee because it is a Council-own development, albeit submitted directly by the school.
- 4.3 The proposed building is for the storage of furniture / educational items such as staging blocks for drama performances and display equipment for parent's events which are not needed on a daily basis. The school is undergoing substantial refurbishment and has lost the storage at cellar level due to the design of the new heating system. The cellar is now predominantly occupied by new pump equipment, boilers and water tanks so additional external storage space is required.
- 4.4 The proposed new structure will neither harm the appearance, character and setting of Newington Green Primary School nor the wider street scene, nor will it materially affect the amenity of adjacent residents.
- 4.5 It is therefore recommended that planning permission be granted subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site comprises a part two-storey, part one-storey main school building. The site is located to the east of Newington Green, with pedestrian access to the site from Matthias Road to the north and vehicular access via Matthias Road and Mildmay Road, via Auriga Mews.
- 5.2 The location of the proposed storage container is to the southern section of the site, towards the boundary with garages to the south and Waller House, a three-storey residential building to the east of the site.
- 5.3 The application site is not listed and a small part of the eastern section of the site is located within the Newington Green Conservation Area. The area to which the proposed container is to be located is not with a conservation area. The surrounding area is mixed in character and use.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.
- 6.2 The proposed building is for the storage of furniture / educational items such as staging blocks for drama performances and display equipment for parent's events which are not needed on a daily basis. The school is undergoing substantial refurbishment and has lost the storage at cellar level due to the design of the new heating system. The cellar is now predominantly occupied

by new pump equipment, boilers and water tanks so additional external storage space is required.

- 6.3 The proposed storage container building will be steel and measure 2.43m in depth x 12.2m in length. The building will reach a height of 2.59m in total.
- 6.4 The siting of the building is discrete, in a corner location and will not require the repositioning of any existing building or play equipment.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P2013/3174/FUL** - Change of use of school playground (D1 use class) to weekly Sunday market (A1 use class). Approved 29/11/2013.
- 7.2 **P2013/2368/FUL** – Refurbishment and alterations to main School building (Block A) including construction of entrance canopy, replacement windows and doors, insulation and re-cladding works to walls and roofing, and associated works. Approved 02/09/2013.
- 7.3 **P042110** - Approval of details pursuant to condition 4 (method statement) of planning permission ref. P040910 dated 13/07/2004. Approved: 09/09/2004.
- 7.4 **P040910** - Installation of boundary fencing and gates and creation of 6 car parking spaces and refurbishment/redesign of existing garden/play area. Approved: 13/07/2004.
- 7.5 **P031493** - Installation of new boundary fencing (4 metres high). Approved: 16/09/2003.
- 7.6 **901329** – Erection of boundary wall. Approved: 23/04/1991.
- 7.7 **880918** – Improvements to existing East Boundary and part of North Boundary to Matthias Road. Withdrawn: 08/09/1988.
- 7.8 **880685** – Installation of 4m welded mesh perimeter fencing. Approved: 12/09/1988.

ENFORCEMENT:

- 7.9 None

PRE-APPLICATION ADVICE:

- 7.10 None.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 111 adjoining and nearby properties at Matthias Road, Woodville Road, Mildmay Road, Newington Green, and Auriga Mews.
- 8.2 A site notice and press advert was also displayed. Consultation expired on the 20th August 2014 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 One objection was received from the public with regard to the application. Two issues were raised (with the paragraph that responds to the issues raised in brackets):
- Increase in vehicle/pedestrians using Auriga Mews (See paragraph 10.10)
 - Noise (See paragraph 10.11).

Internal Consultees

- 8.5 **Design and Conservation:** Verbal comments provided – no objection.
- 8.6 **Education:** No comment.
- 8.7 **Parks & Open Space / Tree Preservation:** No comment.
- 8.8 **Planning Policy:** No comment.

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:

- **Newington Green 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 Newington Green School building and conservation areas;
- Impact on amenity of neighbours.

Design and Appearance

10.2 The application site relates to Newington Green Primary School, an irregular shaped site with pedestrian access to the site from Matthias Road to the north and vehicular access via Matthias Road and Mildmay Road, via Auriga Mews.

10.3 The application seeks to provide one storage container within the enclosed bin area to provide additional storage facilities for the school. This immediate area is located adjacent to the garages which form part of Waller House.

10.4 The proposed storage container will measure 12.2 metres in length, 2.43 metres in width and 2.59 metres in height.

10.5 There is an existing wall between the garage and Waller House, and the location of the proposed storage container. The southern section of the school site is surrounded by the rear gardens/elevations of adjoining residential buildings and subsequently the container will therefore not be visible from the surrounding streetscene.

10.6 The container will be made of steel with a blue finish as noted within the application form. The materials and finish proposed for the storage container are considered acceptable and would not have a detrimental impact on the surrounding character and appearance of the area. Furthermore, the Council's Design & Conservation officers have raised no objections to the scheme which is not considered to have a detrimental impact on the Newington Green Conservation Area.

10.7 Notwithstanding the above, the storage container is viewed as a temporary storage facility and subsequently a condition is recommended to limit the

consent to 3 years. During this time, the school is required to find a better and more permanent form of storage space within the main school building.

Neighbouring Amenity

- 10.8 The Council seeks to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise. The proposed structure will be single storey and will be set to the rear of the main school building and screened by the existing boundary wall at the site.
- 10.9 The structure will be sited up to the southern boundary alongside garages. Whilst Waller House, a three-storey residential block is in relatively close proximity, there will be no material impact on the amenity of the adjacent residents, as the proposed container measures only 2.59m in height and will be used solely for the storage of furniture/educational equipment which are needed on a periodic, not daily, basis i.e. staging equipment or display equipment. No objections are raised to the siting of the storage facilities within the existing bin enclosure which is considered acceptable.
- 10.10 There has been one objection to the development. The main concern appears to be the potential increase in vehicle/pedestrian along Auriga Mews. The application does not propose to create any new access to the site. The container will be for storage use only and subsequently raises no concern insofar as movement to and from the site.
- 10.11 Increased noise has also been raised in the letter of objection. There is not considered to be any detrimental impact on surrounding residential amenity in terms on noise or nuisance given the proposed storage use. The storage container would remain predominantly locked as it is required for storage of items that are required at specific times of the year only. Even if it were to be used daily it would be during school hours and associated with the school and therefore low key.
- 10.12 In terms of the existing bin storage area, there is no proposal to relocate the bin storage and there is space to accommodate the bin store alongside the proposed storage container. The bin storage capacity will not be altered and will still be readily accessible.
- 10.13 The proposal is therefore considered not to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington

Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms for the reasons and details as set out in Appendix 1 – RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan, Block Plan, Container Dimension from Mr Box (highlighting proposal 12.2mx2.59mx2.43m), Container Dimensions, CEA/2853 (Site Plan), CEA/2853/01, CEA/2853/05, Outline of Proposed Floor Plan, Proposed Floor Plan.</p> <p>REASON: For the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted in part 9 of the application form. 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>
4	Limited Consent Period – Temporary Use
	<p>CONDITION: The use of the building hereby approved is granted only for a limited period, being until 02 December 2017, on or before that date the temporary use shall cease.</p> <p>On the cessation of the temporary use hereby granted the building and land shall revert to the use/purpose for which it was normally used prior to the grant of this planning permission.</p> <p>REASON: The temporary container is such that the Local Planning</p>

	Authority is only prepared to grant permission for a limited period.
--	--

List of Informatives:

1	Positive statement
	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. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. 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 accordance with the requirements of the NPPF.

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

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.18 Education facilities

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
- DM2.2 Inclusive Design
- DM2.3 Heritage

Energy and Environmental Standards

- DM7.4 Sustainable design standards

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:

- **Newington Green Conservation Area**

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

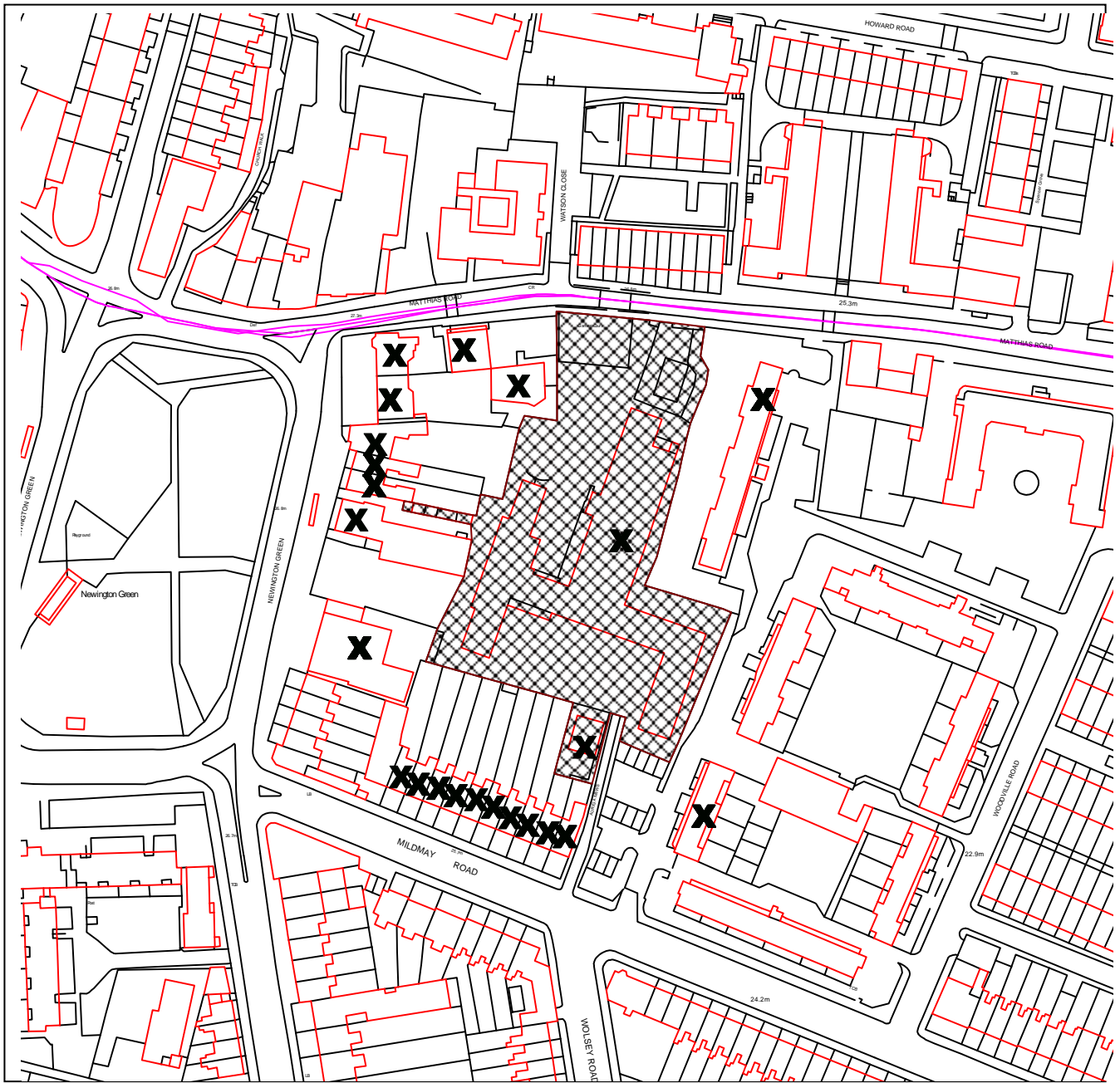
The following SPGs and/or SPDs are relevant:

- | | |
|--|-------------------------------------|
| Islington Local Development Plan | London Plan |
| - Conservation Area Design Guidelines (2002) | - Sustainable Design & Construction |
| - Urban Design Guide (2006) | |

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/2448/FUL

LOCATION: NEWINGTON GREEN PRIMARY SCHOOL, 105
MATTHIAS ROAD, LONDON N16 8NP

SCALE: 1:1800

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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

PLANNING SUB-COMMITTEE A		
Date:	2 nd Dec 2014	NON-EXEMPT

Application number	P2014/3795/FUL
Application type	Full Planning Application
Ward	Holloway Road
Listed building	None
Conservation area	Within 50m of Hillmarton Conservation Area
Development Plan Context	Nags Head & Holloway Core Strategy Key Area
Licensing Implications	None
Site Address	Pangbourne House, Rowstock Gardens, London N7 0BD
Proposal	Erection of a purpose made modular building to provide temporary library facilities and associated access path, ramp and fencing for a period of 24 months.

Case Officer	Ben Phillips
Applicant	Mr Alistair Gale, Housing Strategy and Regeneration Islington Council
Agent	Baily Garner LLP - Damian Milne

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:
 subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in black)



Proposed block plan



3. PHOTOS OF SITE/STREET

Photo 1: View from Middleton Grove



Photo 2 View from Camden Road



4. SUMMARY

- 4.1 Planning permission is sought for a single storey stand alone modular building sited North West of Pangbourne House (a multi storey residential block) within its grounds. The building will provide temporary library facilities during the period (24 months) that the existing John Barnes library at nearby Bramber House is demolished and re – provided as part of this development
- 4.2 The application is brought to committee because it is a Council-own development.
- 4.3 The library facilities are expressly required for a specific period of time and therefore the principle is acceptable and justified.
- 4.4 The low key temporary structure will not harm the appearance, character and setting Pangbourne House nor the wider street scene and nearby Conservation Area.
- 4.5 The new structure will not materially affect the amenity of adjacent residents.
- 4.6 It is therefore recommended that planning permission be granted subject to conditions.

5. SITE AND SURROUNDING

- 5.1 Pangbourne House is a is a multi storey residential tower constructed as part of a wider estate including Moulsoford House and Rowstock Gardens, located on the corner of Camden Road and Middleton Grove.
- 5.2 The estate is located within 50m of Hillmarton Conservation Area, and the surrounding area is mainly residential.
- 5.3 The grounds of Pangbourne House are an open grassed community space, with a boundary of mature and semi-mature trees.

6. PROPOSAL (in Detail)

- 6.1 A new detached single storey out building is proposed (a proposed area of 83m²). It will be located North West of Pangbourne House, approximately 7m from Camden Road and orientated towards Middleton Road (set 18.7m away).
- 6.2 A new pedestrian path (constructed from Concrete Paving) will be laid out running from the northern side of the building to Middleton Grove, with timber rail fencing 100 x 100mm timber post and rail with zinc straps 1m high along both edges of the footpath. A temporary ramp and metal ballustrade will provide access. The building will incorporate a disabled and WC, kitchenette and a work room.
- 6.3 The proposed single storey modular building will have a flat roof and finished in decorated slate grey cladding panels, with blue gray windows. It will measure 7.497m

in depth x 11.96m in width. The building will reach a height of 3.4m in total. The area between the library building and Pangbourne House will be fenced off (1.8m tall open pale timber fence) for security reasons.

7.0 RELEVANT HISTORY:

PLANNING APPLICATIONS

- 7.1 P2013/4758/FUL Demolition of existing John Barnes Library building and redevelopment of the site to re-provide a Library and provide residential dwellings through the erection of two buildings on the site. Building A is an L shaped building fronting onto Camden Road which is part 6, 5 and 4 storeys' in height. Building B is a freestanding part 4 and 3 storey building at the rear of the site in the vicinity of the location of the recently demolished Bramber House. The proposal comprises of 34 residential units and includes the provision of a central amenity space on the site and other landscaping works. Granted 19/08/2014

ENFORCEMENT

- 7.2 None

PRE-APPLICATION

- 7.3 None

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 86 adjoining and nearby properties at Pangbourne House and Mulsford House on the 20th of October 2014. A site notice and press advert were displayed on 23rd October 2014. The public consultation of the application therefore expired on 13th of November, 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 **one** comment has been received enquiring as to why the temporary library is required.

External Consultees

none

Internal Consultees

- 8.3 **Tree Officer:** The area has a number of trees, these are of variable quality but individual as well as a group the trees contribute materially to the amenities of the locality, playing an important part in providing a sense of scale, maturity and textural diversity to the immediate vicinity.

8.4 The trees also provide important acoustic and visual screening from the Camden road to the estate. In general I have no objection to the footprint of the temporary structure and ancillary impacts on the trees but I do have significant concerns for the impact that the proposed footpath may have on the trees. The officer suggests detailed conditions to be attached to any grant of permission to safeguard the tree around the site.

8.5 **Access Officer:** The proposal needs to comply with the requirements of the Inclusive Design in Islington SPD and where appropriate the Building Regulations Approved Documents M & K (ADM & ADK). The following areas were recommended to be secured via further conditions:

- Confirmation of adequate widths, lengths and gradients of the ramps serving the unit.
- The ramps should have an effective clear width of at least 1500mm and as there is likely to be use by parents with pushchairs it is advised to increase this width to 1800mm to allow people (including wheelchair users) to pass each other.
- There should be a level landing at the top of the ramp which is 1500mm x 1500mm clear of the door swing
- Handrails should also be provided to both sides of the steps (they seem to stop at the landing). All handrails should also not be cold to the touch
- Tactile warnings should be provided at the top and bottom of the steps
- The proposed accessible WC is showing a left hand transfer facility, as the most common requirement is for right hand transfer I suggest that this is amended for right hand use

8.6 **Transport Officer**

The application is for a temporary library facility (for a two year period) on the site. I understand that this will be provided while the existing John Barnes library at Bramber House is demolished and reprovided as part of that development.

Although this is only a temporary use for a library, we would want to make sure that over the two year period, people will be able to travel to the site by sustainable means. Therefore we would like to see cycle parking provided to the development. Policy DM8.4 (Walking and cycling) and Appendix 6 of the Development Management Policies set out the requirements for cycle parking - we would expect one space per four staff (for staff and visitors) to be provided.

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.

9.1 **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.

9.2 **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 policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

9.3 **Designations**

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

None

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

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

10. **ASSESSMENT**

The main issues arising from this proposal relate to:

- Land Use and Need
- Design Considerations
- Accessibility.
- Landscaping
- Neighbouring amenity

Land-use and Need

- 10.1 The temporary library will replace the existing John Barnes Library located at Bramber House during the redevelopment of the current site (see above P2013/4758/FUL). The facilities will be required for a 24 month period to allow for demolition of the current library and the provision of a new permanent library as part of the redevelopment of this site.
- 10.2 The proposed temporary library is sited in an appropriate location close to the existing John Barnes site. The submitted Design & Access statement states that the staff will be part of a team working across the 'twinned' sites at Archway Library and John Barnes Library.
- 10.3 The proposed library will be smaller than the existing library and will mainly concentrate on maintaining services for children.
- 10.4 The provision of the new facility can be classified as the provision of new social infrastructure. Development Management Policy DM4.12 therefore applies. It require

as replacement facility to be provided on a site which would meet the need of the local population.

- 10.5 This issue is addressed by the provisions of new (and improved) library facilities in the approved development of the John Barnes Library site, however the continuing provision of services during the construction period is welcome. This temporary provision was confirmed by the applicants during the application process for the redevelopment of the existing site.
- 10.6 The policy has particular relevance in regard to inclusive access, avoiding adverse impact on the amenity of surrounding uses, and seeking to ensure the safety and amenity of children. These matters are covered under Accessibility and Neighbouring Amenity
- 10.7 In conclusion therefore, it is considered that the proposed temporary library is supported in land use terms, subject to amenity and access considerations.

Design Considerations

- 10.8 The proposed building is low key, functional and limited in its visual impact. Whilst sited close to the busy Camden Road, it is partly obscured by the surrounding trees. The muted gray cladding of the building will further limit the visual impact.
- 10.9 The proposed modular building is of a functional design for a temporary period only whilst the permanent facility is redeveloped as part of a mixed use housing scheme.
- 10.10 Given its limited scale and nature, it is not considered that the proposed building would harm the setting of the estate or be detrimental to the character and appearance of the street scene or the nearby Conservation Area.
- 10.11 As such, its impact upon the wider street scene is considered to be limited, and in compliance with policies in this respect.

Accessibility

- 10.12 The building will be accessed via a pedestrian path from Middleton Grove. A ramp will provide level access. The facility provides for a disabled W/C.
- 10.13 Conditions are suggested to provide further detail of the access ramp in order to ensure that the development complies as far as possible with access standards.

Landscaping and Trees

- 10.14 The submitted drawings indicate that two trees (shown as T3 and T14 - incorrectly shown on plan as T4) will be removed. All other trees will be retained. An Arboricultural Assessment has been submitted which states that whilst construction (of pathways and the foundations of the library) will be within the RPA of certain trees, *'novel building methods are outlined in this document to ensure minimal impact on existing root within these areas'*.

- 10.15 These methods include minimal dig construction and hand digging.
- 10.16 The Tree Officer raises concern regarding the impact of the proposed access pathway. Further details are requested regarding the dig method (and depth), the proposed railings (around the footpath) and for details of two replacement trees to be planted on site in order to mitigate for the removal of the tree identified. Conditions to secure these details are recommended in the interests of preserving the existing trees on site and for visual amenity.

Neighbouring Amenity

- 10.18 The Council seeks to ensure that new development (policy DM2.1) does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, sense of enclosure or noise. The proposed structure will be single storey and will be set a distance of 3 metres from the north west corner of Pangbourne House.
- 10.19 This corner of Pangbourne House has no residential fenestration and given the limited scale of the proposed building it is not considered that it would have a detrimental impact upon the amenities of any neighbour.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The principle of the proposed temporary use is acceptable and is required to facilitate a major residential led scheme at Bramber House.
- 11.2 The new structure will not harm the appearance, character and setting of the residential estate.
- 11.3 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 Framework and is recommended for approval subject to appropriate conditions.

12. Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to conditions:

List of Conditions

1	<p>Commencement and temporary permission</p> <p>CONDITION: The retention of the building hereby approved is granted only for a limited period, being until Dec 2nd 2016 on or before that date the building and all its associated/ancillary goods shall be dismantled and removed from the site and the land shall be reinstated to the condition as evident prior to the erection of the temporary building hereby approved or another condition as agreed in writing by the Local Planning Authority.</p> <p>REASON: The temporary building is such that the Local Planning Authority is only prepared to grant permission for a limited period in view of the special circumstances of this case. The limitation of the consent period ensures compliance with policies: [insert relevant land-use policies] and section 57(2) of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved plans list</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design & Access Statement (Bailey Garner 20th August 2014), Arboricultural Impact Assessment (DF Clark Bionomique Ltd September 19th 2014), DFC P2469 TSP, L 6513/1, PL01 B, PL02 B, PL03 B, PL04 B, PL06 A, PL07 A,</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>External Materials</p> <p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted in part 9 of the application form. 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>

<p>4</p>	<p>Tree protection</p> <p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.</p> <p>Specific issues to be dealt with in the TPP and AMS:</p> <ul style="list-style-type: none"> a. Location and installation of services/ utilities/ drainage b. Details of the ‘no dig’ footpath solution and railings c. Details of construction within the RPA or that may impact on the retained trees d. Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
<p>5</p>	<p>Tree planting/ landscaping</p> <p>CONDITION: A tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority to mitigate the proposed tree loss. The scheme shall include the following details:</p> <ul style="list-style-type: none"> a) existing and proposed underground services and their relationship to landscaping and tree planting; b) proposed trees: their location, species and size at planting c) tree pit detail d) hard landscaping: including surfaces treatment, permeability, drainage, kerbs, edges, unit paving, furniture and lighting. e) any other landscaping feature(s) forming part of the scheme. <p>All landscaping in accordance with the approved scheme 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 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 in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2011, policies: CS7, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013</p>
6	Roofing Materials
	<p>The pruning works to Islington Council's trees must be agreed in writing by Islington's Greenspace Tree Service and undertaken by Contractors appointed by them. Six weeks' notice must be given to the Tree Service in writing in advance of the works being required and prior to the demolition and development being commenced.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2011, policies: CS7, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013</p>
7	Cycling requirements and details
	<p>CONDITION: Details of the layout, design and appearance (shown in context) of a bicycle storage area shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The storage shall be covered, secure and provide for no less than one cycle spaces.</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
8	Accessibility needs 1
	<p>CONDITION: The temporary building and the access pathway shall comply as far as possible with the requirements of the Inclusive Design in Islington SPD and where appropriate the Building Regulations Approved Documents M & K (ADM & ADK).</p> <p>REASON: In the interest of securing acceptable access arrangements</p>

9	Accessibility needs 2
	<p>Prior to the commencement of development details of the access ramp (showing the width, length and gradient) shall be submitted to and approved in writing by the LPA. The ramp shall have an effective clear width of 1800mm. Handrails shall be provided on both sides of the steps, and tactile warnings should be provided at the top and bottom of the steps. The proposed entrance door should have a minimum clear width of 1000mm to the main leaf</p> <p>REASON: In the interest of securing acceptable access arrangements</p>

List of Informatives:

1	Positive statement
	<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 both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF</p> <p>The LPA delivered the decision 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.

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

3 London's people Policy 3.1 Ensuring equal life chances for all	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 7.18 Protecting local open space and addressing local deficiency
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B) Islington Core Strategy 2011

Spatial Strategy Policy CS8 (Enhancing Islington's Character)	Policy CS15 (Open Space and Green Infrastructure)
Strategic Policies	Infrastructure and Implementation Policy CS18 (Delivery and Infrastructure) Policy CS19 (Health Impact Assessments)

C) Development Management Policies June 2013

Design and Heritage DM2.1 Design DM2.2 Inclusive Design DM2.3 Heritage	Energy and Environmental Standards DM7.4 Sustainable design standards
Social Infrastructure DM4.12	

Health and open space
DM6.3 Protecting open space
DM6.5 Landscaping Tress & diversity

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:

Islington Local Plan

Nags Head & Holloway Core Strategy
Key Area

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Environmental Design
Urban Design Guide
Accessibility SPD

London Plan

Accessible London: Achieving and
Inclusive Environment

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/3795/FUL

LOCATION: PANGBOURNE HOUSE, ROWSTOCK GARDENS,
LONDON N7 0BD

SCALE: 1:1250

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Islington Council, LA086452

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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

PLANNING SUB-COMMITTEE A		
Date:	2 December 2014	NON-EXEMPT

Application number	P2014/2731/FUL
Application type	Full Planning Application
Ward	St. Marys
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	Alexandra Palace viewing terrace to St Paul's Cathedral Within 50m of St Mary Magdalene Conservation Area
Licensing Implications	None
Site Address	St. Mary Magdalene Academy , 475 Liverpool Road, (also known as Site bounded by Liverpool Road, Sheringham Road, Lough Road, Bride Street, and rear boundary to Crossley Street properties and boundary with St Mary Magdalene Primary School), Islington, London, N7 8PG
Proposal	Erection of a single storey building which includes two classroom spaces near Bride Street frontage including access ramps and balustrade. Associated works.

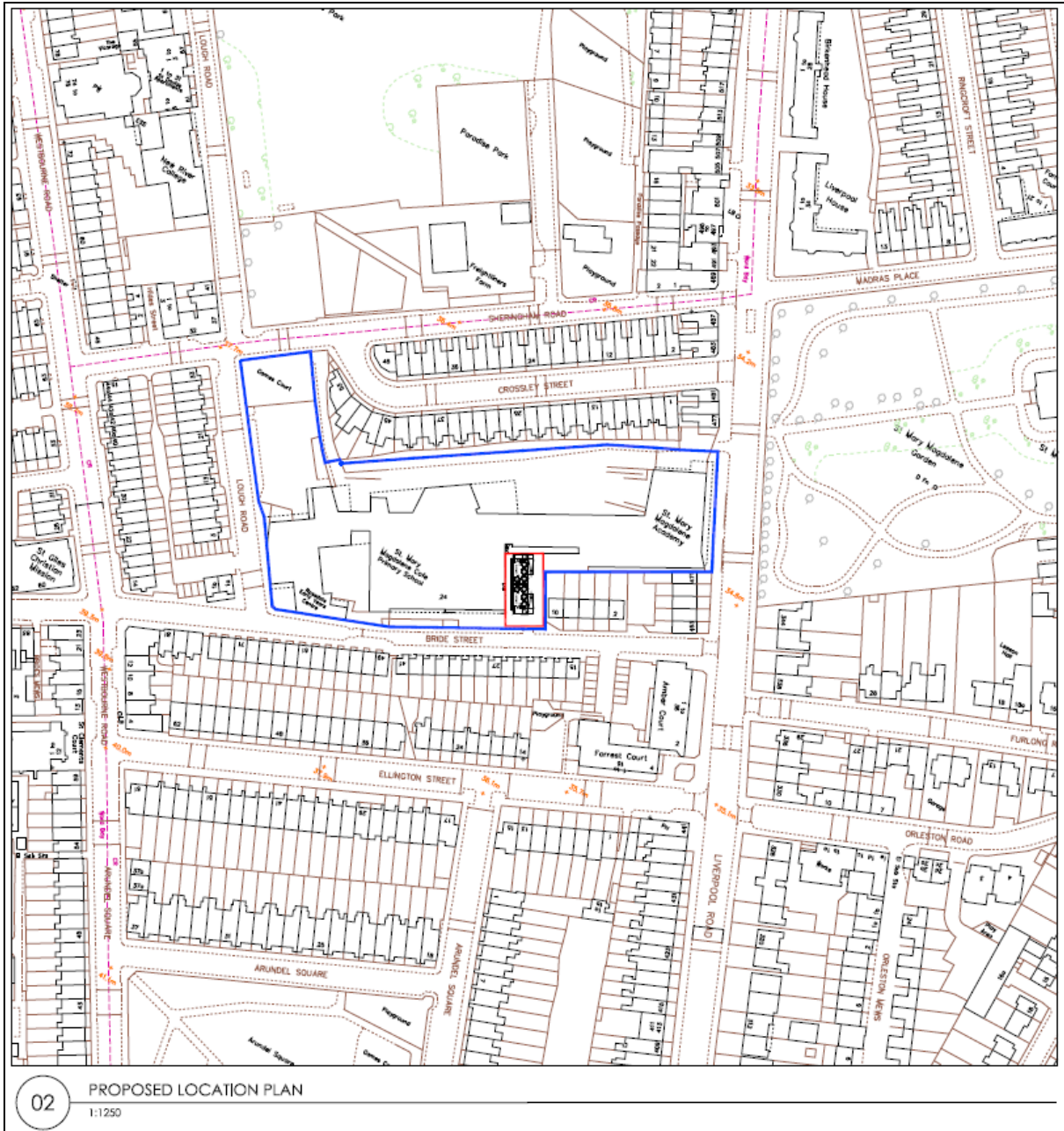
Case Officer	Henrik Dorbeck
Applicant	Mr Ian Ship
Agent	AFL Architects

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 black)



3. PHOTOS OF SITE/STREET



Photo 1: View along Bride Street



Photo 2: Location of proposed pod from Bride Street frontage



Photo 3: View towards proposed pod from 10 Bride Street rear garden



Photo 4: Interface and boundary treatment with 10 Bride Street from within subject site



Photo 5: Existing pods constructed on Crossley Street boundary to illustrate construction and materials.

4. SUMMARY

- 4.1 Planning permission is sought for the construction of a single storey pod structure housing two classrooms located adjacent to the existing St Mary Magdalene Academy ('SMMA') building on Bride Street. The proposed classroom has been assessed against relevant national and local policy documents.
- 4.2 The proposal would not have any significant adverse impacts on the amenity of neighbouring properties in terms of visual bulk, overlooking or overshadowing, loss of light, or increased noise impacts.
- 4.3 The design of the building is considered to be appropriate to the site and adjacent conservation areas and complies in relation to inclusive design requirements. The proposal raises no issues with respect to transportation and highways, existing play space, or other matters raised.
- 4.4 A significant level of objection has been received in relation to the proposal which has been considered during the course of this application and in the final recommendation provided. Overall, the proposal is considered to be acceptable and is recommended for approval subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The site has an area of approximately 1.2ha and houses St Mary Magdalene Academy and caters for early years, primary and secondary students. The school is divided into a number of buildings including
 - Early Years and Primary School building on the corner of Lough Road and Bride Street,

- Central building for Secondary School fronting Bride Street;
- Link building located adjacent to the rear boundaries of Nos. 2-10 Bride Street; and
- Halls building fronting Liverpool Road.

5.2 The school as it currently exists was granted planning permission in 2005.

5.3 More specifically, the proposed classroom will be located adjacent to the existing SMMA building between this and 10 Bride Street. This area is currently accessed by existing gates fronting onto Bride Street and is entirely in tarmac. It is understood that minivans associated with the school use this space as parking however this space was initially set aside as the “Art and Design Technology External Teaching Court”. There are no conditions securing the use of this space for any particular purpose.

5.4 The site is bounded by Liverpool Road, Sheringham Road, Lough Road, Bride Street, and rear boundary to Bride and Crossley Street properties. The surrounding area is largely residential in character with the exception of the school and open spaces.

6. PROPOSAL (IN DETAIL)

6.1 The proposal is to erect one new pod containing two classrooms. It is noted that each classroom is intended to facilitate space for teaching up to 24 students. The proposed pod will be used during school opening hours only.

6.2 The proposed building will be approximately 3.7m in height, 14.0m in length, and 5.2m in width. Steps are provided to each building from the western side and access ramps are provided from the eastern side adjacent to 10 Bride Street. The main bulk of the building will be located 5.0m from the boundary with number 10 Bride Street, although it is noted that the access ramps associated with the classrooms will be located within this 5.0m setback.

6.3 It is noted that no additional students are proposed as part of this application, rather it is proposed to be additional flexible space where pupils will be able to attend specialist support groups and other activities outside of the main school building. The original application refers to 1150 secondary students and 210 primary and infants however it is noted that this number is not controlled by any condition to the existing permission, rather it is noted in the activity description.

7. RELEVANT HISTORY

7.1 The follow section sets out the planning history which is relevant to this application:

Planning Applications:

7.2 P051450 - Erection of a new school for 5-18 year olds and an Early Years Centre. The school is to accommodate approximately 1150 secondary students and 210 primary and infants, with associated playgrounds and landscaping. The scheme would involve demolition of the existing buildings on the site, and selected felling of existing trees. The scheme would comprise the main entrance to the secondary school on Liverpool Road with a new building on this frontage having a height of 14.5 metres above basement plus roof top multi-use games area with enclosure. Buildings fronting Bride Street are part 3 and part 4 storeys with the building on the Lough Road frontage of 2 storeys above basement. The entrance to the Early Years Centre is provided on Bride Street and the entrance to the Primary School is on Lough Road. Approve with conditions, 23/01/2006.

Enforcement Cases:

- 7.3 E/2013/0007 – Breach of Condition 24 of P051450 (lighting details). Case open.
- 7.4 E/2014/0186 – Breach of Condition 10 of P051450 (access gates). Case open for monitoring.
- 7.5 E/2014/0543 – Unauthorised classroom pods. Case closed.
- 7.6 E/2014/0576 – Possible breach of condition with regard to vegetation along the 'ecological planting strip'. Case closed.
- 7.7 E/2014/0625 – Breach of Condition (Trees). Case closed.
- 7.8 E/2014/0624 - Breach of use of the Multi Use Games Area (MUGA) outside of permitted hours. Case closed.
- 7.9 E/2014/0637 - Flood light timing on rear playing field. Case closed

Pre-application Advice:

- 7.10 None.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 179 adjoining and nearby properties at Crossley Street, Hides Street, Bride Street, Lough Road and Liverpool Road, on 26 August 2014. Multiple site notices and a press advert were displayed on 28 August 2014. The public consultation of the application therefore expired on 18 September 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 a total of 38 objections had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):
- Proposed classrooms reduce playground area and space within the site, further reduced by construction of additional classrooms under application P2014/2773/COLP (para 10.13-10.15);
 - Noise and disturbance to adjoining property owners and occupiers (para10.11);
 - Visual impact associated with new classroom pod (para 10.7 and 10.8);
 - Existing school limited to 1150 pupils - no confirmation this is not to be exceeded is provided and represents overcrowding (para 6.3);
 - Neighbours directly affected by reduction in playground area have not been consulted (para 10.24);
 - Construction of classroom pods under P2014/2773/COLP was done outside of permitted noisy working hours (para 10.23);

- Master plan should be produced to show how various applications proposed are linked for this area including St David's Church, St Mary Magdalene Church and St Mary Magdalene Academy (10.19);
- Surrounding green and residential space has been compromised by the schools development (para 10.19);
- Loss of privacy to adjacent dwellings and garden areas (para 10.10);
- Assurances from the academy that the area in question was not to be used as play areas, rather for art classes in the summer (para 10.13);
- Impacts associated with building works at the above site (para 10.23);
- Rubbish being thrown over the fence to adjoining properties (para10.23);
- Fire service no longer able to access space earmarked for fire access (para 10.20);
- Impacts on endangered birds (para 10.22);
- Toxic fumes associated with existing parked vans (para 10.22);
- Application not supported by viability evidence (para 10.27);

External Consultees

- 8.3 Sport England – Sport England did not wish to comment on this application.
- 8.4 Transport for London – No comments received.
- 8.5 London Fire and Emergency Planning Authority – The Brigade will be satisfied subject to the application meeting the requirements of Approved Document B5 of the Building Regulations / Building Bulletin 100. Other comments:
- Exit doors should always open outwards if it is anticipated they will be used by more than 60 persons;
 - If affected by these proposals, the emergency plan should be amended accordingly;
 - The fire risk assessment should be reviewed / amended where applicable.

Comments from Councillors

- 8.6 Cllr Gary Poole – Objects to the application on grounds of loss of light / overshadowing and overlooking / loss of privacy. The development will take a massing that will encroach on the privacy and light of nearby homes. Concern is expressed about the incremental expansion of the site and the detrimental impact on the surrounding community. There is a delicate balance between the impact of the academy and the quality of life for residents. Concern is raised that this will now tip the balance.
- 8.7 Cllr Nurullah Turan – Objects to the application on grounds of loss of light / overshadowing and overlooking / loss of privacy. The development will take a massing that will encroach on the privacy and light of nearby homes. Concern is expressed about the incremental expansion of the site and the detrimental impact on the surrounding community. There is a delicate balance between the impact of the academy and the quality of life for residents. Concern is raised that this will now tip the balance.

Internal Consultees

8.8 Accessibility Officer – Proposal complies with Inclusive Design SPD subject to minor amendment to ramp gradients.

8.9 Public Protection Division (Noise Team) –

With this new classroom pod it is assumed that some sort of air conditioning or building services plant will be required. To protect neighbouring amenity from plant noise, this should be conditioned: *“The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB (A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997”*. While related to building control, it is noted that there is no reference to the internal acoustic environment and how this aligns with the revised BB93 (or Acoustic Performance Standards for the Priority Schools Building Programme) document and the potential loss in speech intelligibility for pupils and teachers.

8.10 Spatial Planning and Transport (Transport Officer) –

The Planning Statement notes that the open area affected by this proposal is currently used for Academy van/minibus parking. Photo evidence suggests that at least two vehicles park in this location. The drawings show that the proposed new building would severely restrict space for any minibus/van parking, and would mean that these vehicles would not have enough space to manoeuvre safely on site (minimising any conflict with pedestrians) and enter/exit the site in forward gear. Therefore the proposal does not meet Development Management Policy DM8.4 (Walking and cycling) which requires development to ensure that there are *“no road safety conflicts between pedestrians, cyclists and vehicles entering, parking and servicing a development”*. The applicant should consider the overall impact of this proposal on the school and surrounding street network – if vehicles can no longer safely use this area, where else are they likely to park and what impact would this have? If the proposal is related to any expansion of the school, additional cycle parking would be required at a rate of one space per seven additional staff members plus one space per 10 additional students. Standard highways comments may be relevant.

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, Finsbury Local Plan 2013 and Site Allocations 2013:

- Alexandra Palace viewing terrace to St Paul's Cathedral
- Within 50m St Mary Magdalene Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

9.5 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:

- Principle;
- Design;
- Neighbouring Amenity;
- Accessibility;
- Highways and transportation; and
- Other matters.

Principle

10.2 The principle of use, being education, has been established at the site most recently with the grant of permission for SMMA in 2005. However it is also noted that the space to be occupied by the proposed pods was not conditioned for any specific use but was labelled on the plans as outdoor learning space. The erection of the proposed classroom in this space does not displace any specific condition use but is to be used for the purpose within which it was originally earmarked, albeit within new buildings.

Design

10.3 The scale and mass of the propose structure is considered to be appropriate. The building is located in close proximity to the existing SMMA building which at the nearest point is 11.0m in height. The proposed building remains subordinate to the existing structures on site with a maximum height of 3.7m and provides a stepped interface between the open space and the existing structure being no more than one storey in height.

10.4 The existing buildings at SMMA are constructed from a mixture of London Stock brick, oxidised copper cladding, and timber cladding. The proposed building is proposed to be constructed from red western horizontal timber cladding, and rock panel flashings. The proposal also includes powder coated aluminium doors and glazed balustrade.

10.5 In recognition of the existing materials which are present on the SMMA buildings and those which are proposed, it is considered that the materials are appropriate. Examples of the materials can also be seen in the pods which have already been constructed under permitted development on the Crossley St boundary.

Neighbouring Amenity

- 10.6 Concerns have been raised by a number of residents about impacts on neighbouring amenity as a result of the proposed classrooms. These impacts primarily relate to the owner / occupier of the properties in Bride Street however, more specifically to that of 10 Bride Street. This property is located adjacent to the proposed classroom (with its boundary some 5.0m away from the proposed pods).
- 10.7 While concerns have been raised that the proposed classroom will be considered overbearing and will impact on views, it is noted that at its highest point, the classroom will be approximately 3.7m high but will be located 5.0m away from the boundary with 10 Bride Street. Further, the elevation of the existing SMMA building which faces 10 Bride Street is approximately 11.0m high at 11.8m away from the boundary. The building further steps back to 13.8m high at 22.0m from the boundary.
- 10.8 In this regard it is considered that the existing SMMA building will remain the dominant view. While some views of the upper portion of the proposed classrooms may be seen from the rear garden of adjacent properties, there is intervening boundary treatment, minimal foliage and the building is set back 5.0m from the boundary. This will be further reduced by the style of sloped and proposed green roof atop the building.
- 10.9 Loss of sunlight and daylight is not expected to be exacerbated by the proposed classroom. The existing SMMA building, up to four storeys high and will be the dominant feature for adjacent properties. The proposal is set significantly away from the boundary and is not expected to have any significant impacts on daylight or sunlight admission to habitable room windows.
- 10.10 Concerns have also been raised from residents in Bride Street about visual privacy issues which arise as a result of the proposal. The primary impacts in this regard would be on 10 Bride Street, being located within close proximity to the proposal. In this regard, the proposed classrooms are set back 5.0m metres from the boundary with this neighbour and some vegetative screening is already present on this boundary. While there is a raised ramp which provides access to the classrooms, this ramp is set back from the boundary, benefits from existing boundary treatment, and would not be of a height above ground which would cause significant overlooking to habitable room windows or garden space.
- 10.11 Residents have raised concerns about noise associated with both the existing school and the new classrooms. The existing school has a number of overarching conditions which were required to minimise noise impacts associated with the development. These conditions will continue to apply. However, a further condition is recommended in the event that any external plant or air conditioning units are required to ensure impacts on neighbours are avoided.

Accessibility

- 10.12 It is the public sectors duty to promote equality or opportunity for disabled people in all services provided. As such education facilities are required to ensure that facilities are accessible for disabled children, staff and visitors. The scheme proposes accessible ramps and, subject to compliance with the recommended condition complies with the requirements of the Inclusive Design SPD which has been adopted by Council.

Play space

- 10.13 The proposed building will be sited in an area which is currently in tarmac. The external space on the site which is available for formal sport and recreation is heavily constrained but would not be reduced / impacted upon by this application. The original design of the school carefully considered how this space would be best used and this space is largely located adjacent to the Crossley Street side of the site. The area where the proposed classrooms are to be located was not conditioned for any specific use but was annotated on the plan as learning space.
- 10.14 Concerns have been raised about the amount of playground areas and space available on the site, specifically by the incremental changes by way of development. This is particularly the case as a result of the construction of two pods on the Crossley St boundary under permitted development earlier this year. In this regard, the space where the two classrooms are proposed is not one which you would expect children to utilise as play space nor is it laid as a formal play area.
- 10.15 Sport England has been consulted on this proposal and do not have any comments to make.

Highways and Transportation

- 10.16 Council's Transport Officer has raised issues related to the current use of the space, being for minivan parking, which will now be severely restricted and in effect rendered useless for that purpose. Further the vehicles would now not be able to manoeuvre safely on the site.
- 10.17 In consideration of this response, the extant permission has been reviewed for the site and confirms that the gates which allow access to this area were for fire access. It is understood that the space is informally used for parking however it is noted that planning permission would not be required for the use of this space as it is associated with the educational use of the site. The applicant has advised that the space adjacent to the bridge street frontage between the existing building and the fence line will still be sufficient to park the vans. The scenario in which site access and egress functions would not change.
- 10.18 Council's Transport Officer has also raised issues relating to cycle parking. This is relevant should the application propose to add additional students and / or teachers to the overall numbers at the school. As noted previously, there is no intention for numbers to be increased as a result of this application and the applicant has clarified that this is to be used as additional teaching space for the existing student numbers. As noted previously, the numbers of pupils were not conditioned in the original application however the numbers are not expected to change as a result of this application.

Other matters

- 10.19 Concerns have been raised that the school is developing in a piecemeal approach with no specific master plan or overall vision in how it will develop however this is not a material planning consideration in which to withhold consent. There is no policy context to require the school to prepare or abide by such a plan and furthermore, schools by their very nature as they evolve over time will seek permission as and when development is required. Further each application is assessed on its merits and based on the information which is submitted. Therefore any application which is deemed to have adverse impacts contrary to policy would be considered on that basis.

- 10.20 Residents have raised issues with respect of fire safety particularly as the gates adjacent to the area where the pods are proposed was labelled in the original permission for the school state fire access. It is noted however that this space was labelled as teaching space on the original plans granted for the school. The London Fire and Emergency Planning Authority have been consulted during the course of the application and confirm if the proposed building meets the requirement of the Building Regulations. It is noted that Building Regulations are not material planning considerations and are not considered further in this context.
- 10.21 The applicant has consulted with the Fire Brigade and confirmed that the school will continue to meet the required building regulations. It is noted that the Classroom Pod doesn't impede the existing perimeter access to the site itself which would be via Bride Street, Lough Road and Liverpool Road. While, slightly outside the remit of this planning application, it is noted that in regard to building Regulations, the proposed classrooms has no detrimental impact on the ability of the Fire Brigade to deal with fires at the school. It is noted that there are no hydrants on the school building itself but that the school uses perimeter access.
- 10.22 In relation to other comments raised by the Fire Brigade, the pods do not exceed the level of occupation and therefore do not require outward facing doors. Further the school have existing fire risk assessments and evacuation procedures which is the responsibility of the school to maintain and update and is not a material planning consideration in this regard.
- 10.23 Concerns have been raised in relation to the construction of additional classrooms (already completed) adjacent to Crossley Street residents however these were constructed under Permitted Development rights available to the school and cannot be considered further in the context of this application.
- 10.24 Neighbours at number 8 Bride Street have raised issues with respect to fumes from vehicles and impacts on birds. The location of this property in relation to this neighbour would prohibit fumes from vehicles entering this area, but in a wider sense, the vehicles are irregularly used and would normally only be used when unloading and loading children. It is noted that the erection of the proposed classroom will require the vehicles to parked at another location on the site (near the bride street building) and will therefore decrease the possibility of fumes adjacent to these neighbours. In relation to impacts on birds, the existing trees on the site are not to be removed or replaced and any impacts on wildlife as a result of the proposal would be minimal.
- 10.25 In relation to concerns raised about hours for building works, the council has a Code of Practice for Construction Sites which sets the hours in which noisy work is permitted. Should work be undertaken outside of these hours, a noise complaint may be lodged and subsequently investigated by the Council. As such, no condition is proposed to this permission. Concerns were also raised in relation to rubbish being thrown over the fences to properties adjacent, this is not a planning matter and is not controllable by condition or enforceable – this is a school management issue.
- 10.26 Objectors have noted that they do not consider that all parties who are directly affected by the reduction in playground area have not been consulted. It is noted that the Council has consulted widely on this application, including a wider catchment than is required by legislation.
- 10.27 It is noted that no viability information has been submitted with this application however it is not considered to be necessary to require the provision of this in relation to this application.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The planning process for the original school raised complex issues and required balancing the requirement for the development of a secondary school and being able to minimise impact on the amenity of adjoining and nearby residents. While the issues are not as complex for the proposed classrooms, they have required careful consideration to ensure that the impacts are assessed.
- 11.2 The most recent proposal to erect a new classroom in a space, which is currently used informally for the parking of minibuses, is supported and the classrooms are considered to be acceptable, policy compliant and as such are recommended for approval.

Conclusion

- 11.3 It is therefore recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement 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. 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).
2	Approved plans list DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: IL-20-001 P4, Planning Statement dated 12/08/2014, Design and Access Statement ref C1. 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.
3	Materials MATERIALS (COMPLIANCE): 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. 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.
4	Green roof GREEN/BROWN BIODIVERSITY ROOFS (DETAILS): Details of the biodiversity (green) roof shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green) roof shall be: a) biodiversity based with extensive substrate base (depth 80-150mm); b) laid out in accordance with plan IL-20-001 P4 hereby approved; and c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum). The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of

	<p>essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
5	<p>External plant</p> <p>CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997</p> <p>REASON: To protect the amenity of neighbouring residential properties.</p>
6	<p>Inclusive Design</p> <p>CONDITION: Notwithstanding the plans approved, the access ramps proposed shall have a gradient that is no steeper than 1:12.</p> <p>REASON: To ensure that the access ramps comply with the Islington Inclusive Design Supplementary Planning Document 2014 and is of an appropriate gradient.</p>

List of Informatives:

1	<p>Positive Statement</p> <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>
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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

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

5 London's response to climate change

Policy 5.3 Sustainable design and construction

Policy 5.11 Green roofs and development site environs

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.15 Reducing noise and enhancing soundscapes

B) Islington Core Strategy 2011

Strategic Policies

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

Policy CS10 (Sustainable Design)

Policy CS16 (Play Space)

Policy CS17 (Sports and Recreation Provision)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

Health and open space

DM6.1 Healthy development

DM6.4 Sport and recreation

DM6.5 Landscaping, trees and biodiversity

Energy and Environmental Standards

DM7.4 Sustainable design standards

Transport

DM8.2 Managing transport impacts

4. 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:

- Alexandra Palace viewing terrace to St Paul's Cathedral
- Within 50m St Mary Magdalene Conservation Area

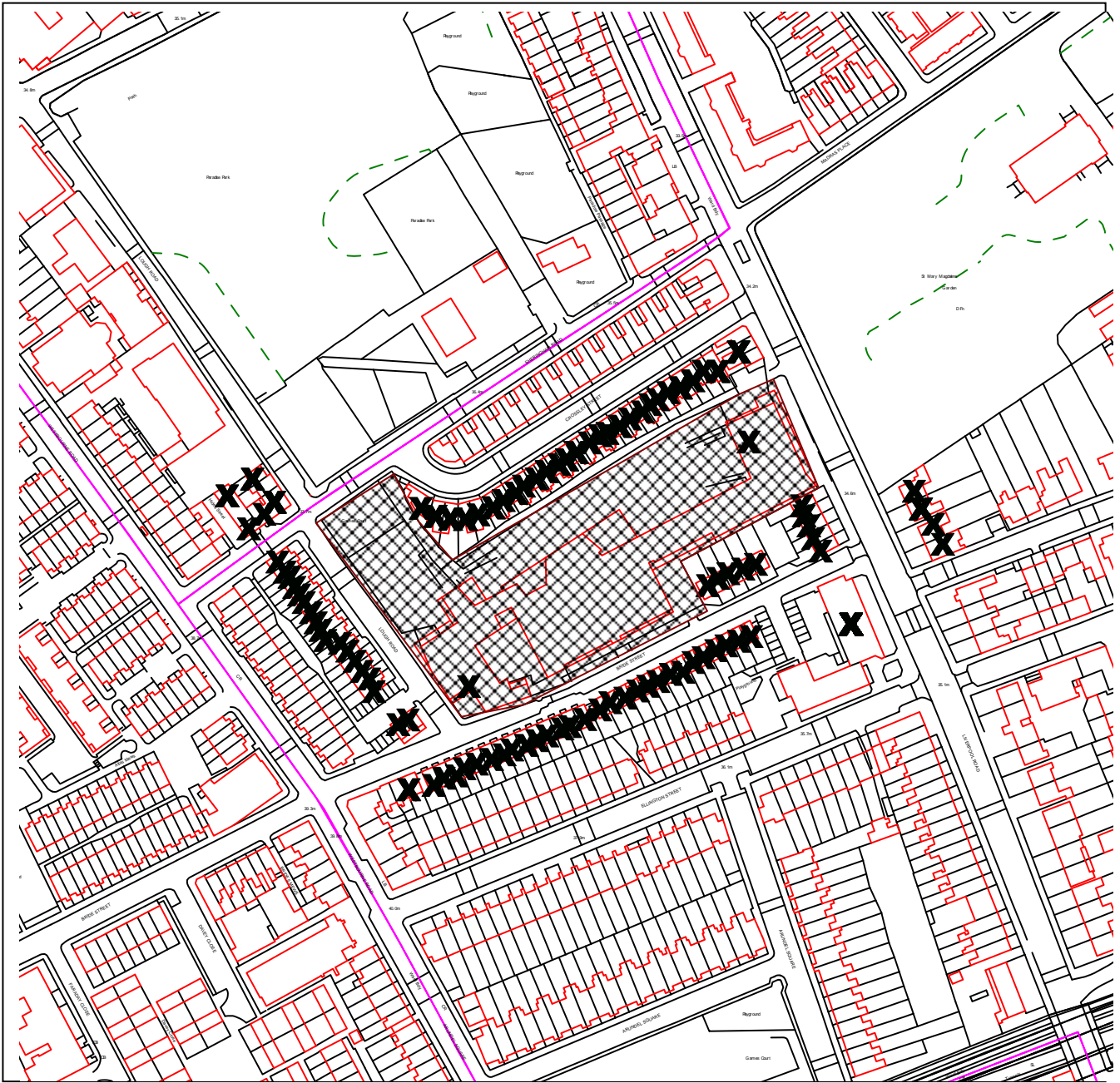
5. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- | | |
|---|--|
| Islington Local Development Plan | London Plan |
| - Environmental Design | - Accessible London: Achieving and Inclusive Environment |
| - Inclusive Landscape Design | - Sustainable Design & Construction |
| - Urban Design Guide | |



ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/2731/FUL

LOCATION: ST. MARY MAGDALENE ACADEMY , 475 LIVERPOOL ROAD LONDON, N7 8PG

SCALE: 1:2500

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