



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 **6 January 2015 at 7.30 pm.**

John Lynch
Head of Democratic Services

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Despatched : 22 December 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	
B. Consideration of Planning Applications	Page
1. 356 Caledonian Road, London, N1 1DU	3 - 24

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| 2. | 71 Calabria Road, London, N5 1HX | 25 - 48 |
| 3. | St Mary Magdalene Academy, 475 Liverpool Road, London, N7 8PG | 49 - 70 |
| 4. | Top Floor Flat, 348 Caledonian Road, London, N1 1DU | 71 - 86 |

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. 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, 3 March 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.

Schedule of Planning Applications

PLANNING COMMITTEE - Tuesday 6 January, 2015

COMMITTEE AGENDA

1 356 Caledonian Road London N1 1DU

2 71 Calabria Road, London, N5 1HX

3 St. Mary Magdalene Academy , 475 Liverpool Road London, N7 8PG

4 Top Floor Flat, 348 Caledonian Road London N1 1DU

1 356 Caledonian Road London N1 1DU

Ward: Caledonian

Proposed Development: Rear extension to existing Garden Flat at Basement and Ground Floor levels with lightwell and rear extension to Maisonette Flat at First Floor level

Application Number: P2014/3606/FUL

Application Type: Full Planning Application

Case Officer: Raymond Yeung

Name of Applicant: Mr Andrew Panay

Recommendation:

2 71 Calabria Road, London, N5 1HX

Ward: Highbury East

Proposed Development: Demolish existing rear / side extension. Erection of a full width rear / side extension at ground floor level with rooflights above. Creation of basement including steps and access door to rear garden. Loft conversion with dormer window. Screening to existing terrace and raised roof height. Replacement windows. Associated works to garden area.

Application Number: P2014/4400/FUL

Application Type: Full Planning (Householder)

Case Officer: Eoin Concannon

Name of Applicant: Mr Nicholas Sanders

Recommendation:

3 St. Mary Magdalene Academy , 475 Liverpool Road London, N7 8PG

Ward: St. Marys

Proposed Development: Erection of a single storey building which includes two classroom spaces near Bride Street frontage including access ramps and associated ballustrading. Associated works.

Application Number: P2014/2731/FUL

Application Type: Full Planning Application

Case Officer: Henrik Dorbeck

Name of Applicant: Mr Ian Ship

Recommendation:

4 Top Floor Flat, 348 Caledonian Road London N1 1DU

Ward: Caledonian

Proposed Development: Construction of a mansard roof extension to provide additional accommodation to top floor flat.

Application Number: P2014/2658/FUL

Application Type: Full Planning Application

Case Officer: Krystyna Williams

Name of Applicant: Mr Presley Orhue

Recommendation:

PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration
 Department
 PO Box 3333
 222 Upper Street
 LONDON N1 1YA

PLANNING SUB- COMMITTEE A		
Date:	6 th January 2015	NON-EXEMPT

Application number	P2014/3606/FUL
Application type	Full Planning Application
Ward	Caledonian
Listed building	Not Listed
Conservation area	Barnsbury Conservation Area
Development Plan Context	Key Area - Kings Cross & Pentonville, Protected Local views of Archway Bridge, Protected Local views Archway Road, within 100m of Strategic Road Network.
Licensing Implications	None.
Site Address	356 Caledonian Road, London, Islington, N1 1DU.
Proposal	Erection of a full width two storey rear extension to existing garden flat at basement and ground floor levels with lightwell, and half width rear extension to maisonette flat at first floor level.

Case Officer	Raymond Yeung
Applicant	Mr Andrew Panayi
Agent	Mr Colin Bargioni

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: Proposal site under the arrow and view to the rear of the host terrace on Caledonian Road.



Photo 2: Rear elevation of the application property at garden level.



Photo 3: View of the existing rear lightwell.



Photo 4: View towards the application site from the upper floor of a Thornhill Crescent property.



Photo 5: View of the existing full width 2 storey rear extension at ground and basement level to adjoining neighbour No.354 Caledonian Road.



Photo 6: View of the existing basement lightwell to adjoining neighbour No.354 Caledonian Road and the extent of the two storey full width rear extension at No.352.



Photo 7: View of the 2 storey existing rear extension at basement and ground floor level and lightwell to basement level to adjoining neighbour No.358 Caledonian Road.

4. SUMMARY

- 4.1 Planning permission is sought for the erection of a 2-storey full-width rear extension at basement and ground floor level for the garden maisonette and a half width extension at first floor level of the first floor maisonette.
- 4.2 The proposal site is a four storey mid-terrace property which benefits from a basement level and a room within the roof space. The property is split into three parts: the shop occupies the front section of the ground floor and basement level (not involved within the application proposals); the garden flat occupies the rear section of the ground and basement level; while a maisonette flat occupies the rest of the upper floors (first, second and roof level).
- 4.3 The application was called in to committee by Councillor Convery and Councillor Perry.
- 4.4 A number of objections have been received from neighbouring property occupiers regarding issues such as impact of the proposal with regards to

appearance on the surrounding area, loss of privacy, loss of light, noise and disturbance and poor quality of accommodation.

- 4.5 When considering adopted planning policy, the Conservation Area Design Guidelines, the Islington Urban Design Guide and in particular the surrounding context of the proposal, it is considered that the proposal is acceptable in design terms.
- 4.6 The proposal does not materially harm the amenity of neighbouring occupiers, in terms of light, outlook or privacy, nor can it be seen from a public viewpoint.
- 4.7 The application is considered to be acceptable and is recommended for approval subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The site is located east side of Caledonian Road and consists of a mid-terraced property, sub-divided into three different parts: shop on the front section of the ground floor and basement level; a flat occupies the rear section of the ground and basement levels with access to rear garden; and a maisonette flat occupies the rest of the upper floors.
- 5.2 The properties surrounding the site on Caledonian Road comprise of traditional three storey late Victorian terraces with commercial premises to the front at ground floor level and residential flats to the upper floors and rear. The immediate area is predominantly residential in character.
- 5.3 As can be seen from the aerial photograph, all the properties in this terrace, with exception of this site, have rear extensions. It can also be seen that most of these are at least two storeys full width sitting across the basement and ground floor levels.
- 5.4 The site is located within the Barnsbury Conservation Area. The building is not listed.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal is for a full-width 2-storey rear extension to existing garden flat, this would provide extended residential accommodation which consisting of two double bedrooms at basement level and a new living/kitchen and dining room at ground floor level. As a result of the proposal, the position of the existing lightwell which serves the basement would be extended further into the garden.

- 6.2 It is also proposed to construct a half-width flat roof extension at first floor level above the 2 storey extension. This would provide an extension to an existing bedroom in the above maisonette.
- 6.3 Revised plans were submitted to reduce the depth of the proposed 2 storey full width extension by 1 metre, which would now measure at 4.7 metres deep with a lightwell serving the basement at 2.5 metres deep, and the extension at the first floor would be half width measuring 3.8 metres deep.
- 6.4 The walls would be in brick to match the existing property, the proposed brick extension would replace the existing render on the ground floor and basement rear elevation.
- 6.5 The existing metal grated bridge providing access from the rear living room to the garden going over the lightwell would be replicated in the new proposal.

7. RELEVANT HISTORY:

Planning Applications

- 7.1 971642 - Change of use of rear of ground floor/basement to a one-bedroom maisonette; change of use of first/second floors to a two bedroom maisonette; erection of a half width two storey rear extension and rear access staircase. Approve with conditions 19/12/1997

Enforcement

- 7.2 There is no enforcement history relevant to the proposal site.

Pre-Application Advice

- 7.3 None

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 152 adjoining and nearby properties. A site notice was displayed and a press advert was published on 8th October 2014. The public consultation of the application therefore expired on 10th November 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 6 objections and 1 letter of were received. The issues raised are summarised below (with the

paragraph that provides responses to each issue indicated within brackets):

- The proposal would create overlooking and loss of privacy. (para 10.20-10.26)
- The existing extensions on the terrace predate current planning rules so do not form an acceptable precedent. (para 10.7-10.9)
- The proposal would add to overcrowding, excessive and not pleasant to look at. (para 10.6-10.13)
- The terrace to the rear appears unattractive due to extensions to the rear and on the roof. (para 10.6- 10.13)
- The proposal could create noise nuisance if the flat roof is converted to roof terrace. (para 10.25)
- The proposal would contravene planning Conservation Area rules. (para 10.6 -10.13)
- The council does not normally allow rear extensions to rise above ground level. (para 10.3-10.13)
- The extension appears to be large and bulky along with the neighbouring extensions. (para 10.3-10.13)
- The extension proposed would lead to poor living conditions. (para 10.14-10.19)
- No objection to extension but hours of operation to build should be restricted. (para 10.28)
- Drawings/submitted documents are not clear in that it does not show the side elevation nor extent of the garden. (para 10.27)

External Consultees

8.3 None

Internal Consultees

8.4 Design and Conservation Officer: Raises objection to the proposal as it would be full width and higher than one storey and the proposed first floor half width element would obscure the original window at first floor, which is not on the staircase side.

8.5 Sustainability Officer: Generally we ask that 'majority' of garden/unbuilt area remain unbuilt i.e occupy less than 50%. That said, the extensions would be comparable to adjoining sites. Provided the remaining garden space be kept as soft landscaping/garden, the proposal could be acceptable.

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 documents.

National Guidance

- 9.2 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

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

Designations

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

Islington Local Plan

Key Area- Kings Cross & Pentonville

Protected Local views of Archway Bridge and Archway Road

Within 100m of Strategic Road Network

Barnsbury Conservation Area (Article 4)

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:

- Land Use
- Design, Conservation and Heritage.
- Quality of accommodation
- Neighbouring Amenity

Land Use

10.2 The site is situated within a residential area and involves an extension and alterations to an existing residential property. The principle of development is considered to be acceptable in land use terms.

Design, Conservation and Heritage

10.3 The Islington Council Urban Design Guide 2006 ('IUDG') states (in paragraph 2.5.2) that:

'Rear extensions should avoid disrupting the existing rhythm of the existing rear elevations, or dominate the main building. Particular care needs to be given to rear elevations visible from the public realm because of gaps within the street frontage, and the most prominent upper part of the rear elevation that are most visible from the private realm'.

10.4 The IUDG then explores ground and lower ground floor extension in more detail and advises that where there is scope for lower ground or ground floor extensions to be neatly accommodated, whilst ensuring sufficient garden space is retained, these may be acceptable. In relation to upper floor extensions these should be sympathetic to the terrace and advises that "single half-width upper floor extension above existing extensions are often acceptable providing there is a punctuating gap between the eaves height and the top of the extension".

10.5 The Conservation Area Design Guidelines for the Barnsbury Conservation Area offers more prescriptive guidance on rear extensions at paragraph 10.18

"Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted, unless it can be shown that no harm will be caused to the character of the area"

10.6 The supporting text explains it is important that extensions are subordinate to the mass and height on the main building and will be assessed on their own merits. It then explains the two storey part of the extension will normally be on the staircase side of the elevation.

- 10.7 In this instance most of properties within the terrace, including both adjoining properties have rear extensions many of which are two storey full width and in some instances with a further half width 1st floor extension on top. This clearly sets an existing and unique context within which this proposal should be assessed. It is in this context that the proposal could not be considered to disrupt a consistent arrangement or rhythm of the rear elevations nor dominate them. Furthermore, the 1st floor element would be set 3m down from the eaves to form a clear punctuation, and would not be visible from a public vantage point.
- 10.8 So whilst the proposed extension may be contrary to the guidance offered for this area it is considered a very clear exception case exists and an extension of this nature would not be harmful to the character of the area given its existing context - it simply fits in. Therefore the proposal is considered acceptable in terms of bulk and mass.
- 10.9 The proposed contemporary style fenestrations and flat roof are considered acceptable and would match the contemporary designs to the rear of many of the properties in the terrace. It is proposed to have facing brick to match the host property and terrace, it is recommended that this would be a condition of any grant of permission, and therefore this is considered acceptable in this regard.
- 10.10 The existing garden length is approximately 14 metres deep, the proposed extension and lightwell would have a combined depth of 7.3 metres depth. Policy DM 3.5 'Private Outdoor Space' under section C states *'the minimum requirement for private outdoor space is 15 square metres on ground floors for 1-2 person dwellings, and for each additional occupant an extra 5 square metres'*. The garden space following the extension requirements would be 37 square metres, which therefore complies with the policy and sufficient garden space is retained.
- 10.11 It is also noted that the first floor half width extension would not be on the staircase side of the rear elevation and instead would be on a principal window serving a habitable room. However in this instance the first floor would adjoin and mirror the adjoining neighbour's first floor extension, there are also similar examples at no.358's, No.366 and 368 where the extension covers the principle windows.
- 10.12 The first floor extension would also have sliding sash window to replicate traditional original windows on the terrace, this is considered to be an improvement compared to the existing 1st floor 'principal' window that the extension would cover.
- 10.13 To conclude the above section, given the surrounding context, the proposal would not dominate the rear elevation, would remain subordinate and would not cause material harm to the character of the area, for these

reasons it is considered that the Council can not sustain a design reason for refusal as the proposal is considered to not harm the character or appearance of the Barnsbury Conservation Area. The proposal is in accordance with chapter 12 of the National Planning Policy Framework 2012, policies 7.4 (Local character), 7.6(Architecture) and 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2011, policies CS8 (Enhancing Islington's character) and CS9 (Protecting and enhancing Islington's built and historic environment) of the Core Strategy 2011, policies DM1 (Design) and DM3 (Heritage) of the Development Management Policies 2013.

Quality of Accommodation

- 10.14 The proposal would include a new extended lightwell to the lower ground bedrooms as a result of the proposed extension.
- 10.15 The present ground floor and part basement one bedroom flat has limited space, and the historic conversion (of the property as a whole) has led to a convoluted layout with a staircase running through the middle of the garden flat. The proposed extension would provide a larger living/ dining area and two bedrooms. The redesign of the scheme would provide a better layout and disposition of rooms.
- 10.16 The existing property and other properties on the terrace including the adjoining neighbours also have lightwells to serve the lower ground floor windows. The existing private amenity area to the rear consists of a small patio area and a lawned garden.
- 10.17 As mentioned above, it is considered that there is sufficient amount of garden space left over following the proposal which would comply with Policy DM 3.5 'Private Outdoor Space' where the resulting space would be 37 square metres. Therefore there is more than 50% remaining of the private amenity area which would consist of soft landscaping.
- 10.18 The policy also states under section F that any basement and/or ground floor unit should have a defensible space not less than 1.5 metres in depth in front of any window to a bedroom or habitable room. The proposed lightwell would meet this as it would have a defensible space of 2.5 metres following revised plans.
- 10.19 Although it is proposed for the basement rooms to be deeper given the depth of the lightwell this is considered acceptable for an extension to an existing residential flat. It would be a similar depth to the existing extension at No.352 and shorter than that at No.358. The proposed basement window and door openings on the basement would also be larger than the existing. The bridge crossing over the lightwell would replicate the existing constructed in perforated metal, with the gaps

allowing a higher degree of light penetration compared to a solid structure. As such the arrangement would allow sufficient light into the proposed basement level.

Neighbouring Amenity

- 10.20 The adjoining neighbours likely to be most affected by the proposal are those at No.354 and 358 Caledonian Road.
- 10.21 The proposed extension would adjoin to and provide a near mirror image of the existing extension to the northern side at No.358. The extensions at basement, ground and first floor at No.358 would however be slightly deeper at all floors and therefore would experience negligible impacts from the extension proposed for No.356.
- 10.22 The adjoining neighbour at No.354 also has an existing extension although shallower than the proposed extension by 1 metre, but with a lightwell which extends 3.5 metre deep, and window openings which spans almost the entire width of the rear elevation on both lower ground and ground level there would be only a minimal impact upon the amenity of residents at No.354 in terms of daylight, sunlight and general outlook.
- 10.23 Concerns have been raised by residents on Thornhill Crescent with regards to loss of privacy and overlooking, there are no side windows or balcony/terraces proposed on the extension to create any potential overlooking or loss of privacy.
- 10.24 Due to the separation and distance the proposal's rear windows would be a minimum of 30 metres away from the rear windows of the properties on Thornhill Crescent, this separation is sufficient to not create an issue of overlooking.
- 10.25 Objections have been lodged from an occupier at Thornhill Crescent with regards to the potential use of flat roof as a roof terrace. It is recommended that a condition is attached to any planning permission for the flat roof of the extension to not be used as a roof terrace.
- 10.26 It is considered that the proposal would not result in any material overlooking or loss of privacy to the occupiers to the rear. In conclusion, the proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM1 (Design) of the Development Management Policies 2013.

Other Matters

- 10.27 There has been some comments from neighbours with regards to drawings, the applicant has submitted a further side elevation plan and the ground floor plans do show a scaled accurate indication of the garden layout and measurements.
- 10.28 There was a comment that recommended condition for construction hours, it is considered such condition for a minor development for an extension to existing property would not be necessary, any noise and disturbance issue should be reported to the Public Protection Projects Protection team under the Control of Pollution Act 1974.
- 10.29 There are no Tree Preservation Orders or trees worthy of preservation that are likely to be affected by the proposal.
- 10.30 There were concerns raised with regards to view from neighbouring windows, excavation with regards to constructing the proposal and concerns over the potential of growing Japanese Knotweed, these matters are not material planning consideration when determining this type of planning application and are therefore not issues to consider when assessing the proposal.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed rear extension to existing garden flat at basement and ground floor levels with lightwell and rear first floor extension to maisonette flat at first floor level are considered to be acceptable with regards to the land use, design and 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	3 Year Consent Period
	<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 plan, 5944/01, 5944/02, 5944/03, 5944/10A, 5944/11A, 5944/12C, 5944/14A, Design and Access Statement</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	
	<p>CONDITION: All new external work shall be carried out in materials of such colour or texture and with architectural detailing to match the existing facing work of the building.</p> <p>REASON: To ensure that the Local Planning Authority may be satisfied with the external appearance of the building.</p>
4	<p>CONDITION: The roof area of the ground and first floor extensions hereby permitted shall not be used other than for essential maintenance or repair, or escape in case of emergency and shall not be used as an amenity or sitting out space of any kind whatsoever.</p> <p>REASON: To avoid overlooking of the 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 pre-application discussions were entered into, discussions were also had to secure amended plans during the course of the planning application, the applicant worked in a proactive manner with the Local Planning Authority, 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.</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:

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

3 London's people

Policy 3.5 Quality and design of housing developments

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 7.4 Local character

Policy 7.6 Architecture

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)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

Housing

DM3.4 Housing standards

DM3.5 Private outdoor space

DM3.7 Noise and vibration (residential uses)

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:

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

The following SPGs and/or SPDs are relevant:

Islington UDP

- Urban Design Guide SPD
- Barnsbury Conservation Area Design Guidelines

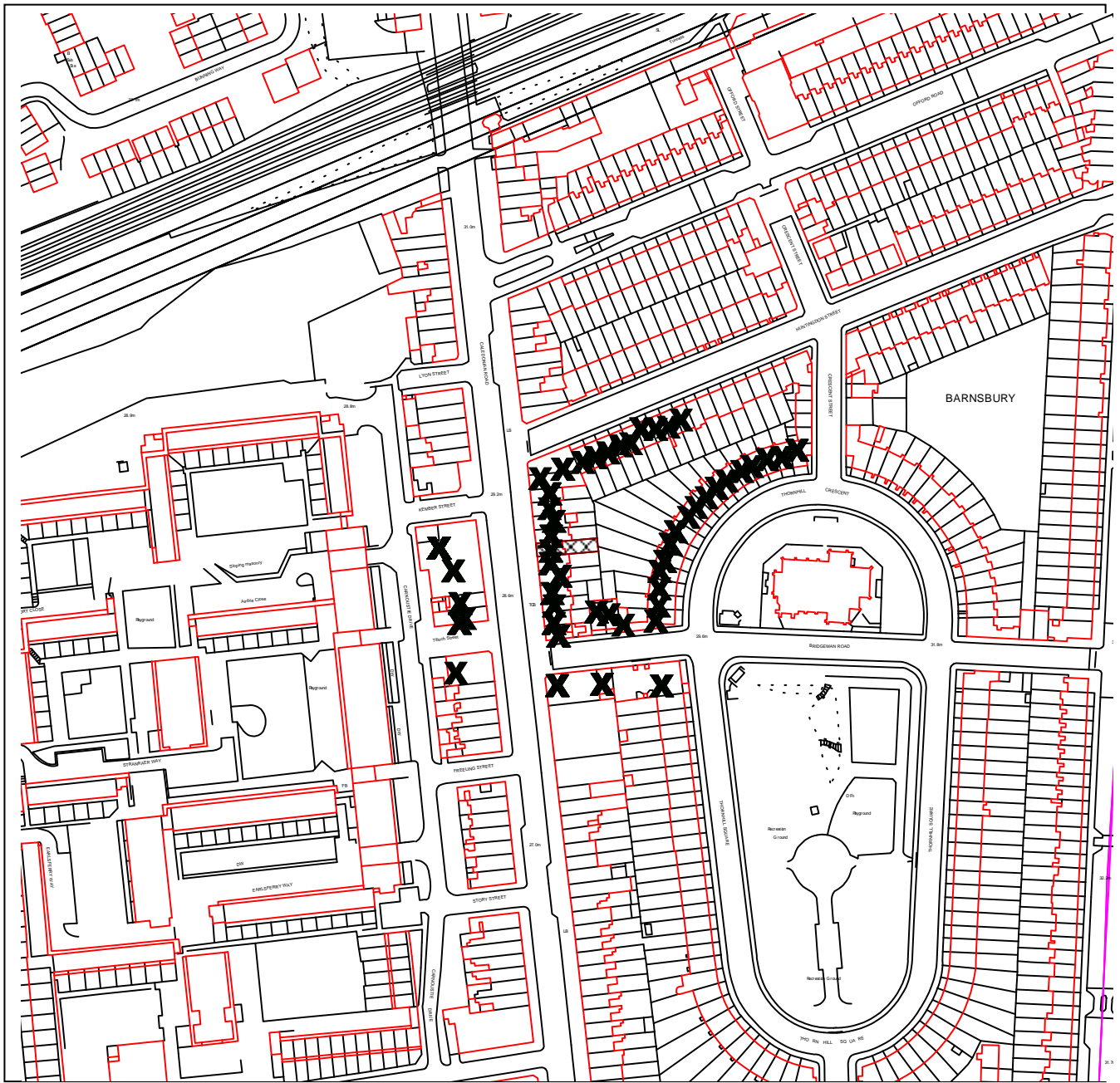
London Plan

- Sustainable Design & Construction

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/3606/FUL

LOCATION: 356 CALEDONIAN ROAD LONDON N1 1DU

SCALE: 1:2500

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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:	6th January 2015	NON-EXEMPT

Application number	P2014/4400/FUL
Application type	Householder application
Ward	Highbury East
Listed Building	Not Listed
Conservation Area	Calabria Road Conservation Area
Licensing Implications Proposal	None
Site Address	71 Calabria Road London N5 1HX
Proposal	Demolish existing rear/side extension. Erection of a full width rear/side at ground floor level with roof lights above. Creation of new basement area including steps and access door to rear garden. Loft conversion with dormer window. Screening to existing terrace and raised roof height. Replacement windows. Associated works to garden

Case Officer	Eoin Concannon
Applicant	Mr Nicolas Sanders
Agent	Ibbotson 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: Aerial view of Calabria Road



Photo 2: Aerial view to rear of Calabria Road



Photo 3: Existing front elevations along Calabria Road



Photo 4: Rear elevation of application site (including existing roof terrace)



Photos 5 & 6 Existing dormers Calabria Road & Opposite along Liberia Road

4 SUMMARY

- 4.1 The application seeks permission for the excavation of basement to provide additional living space including formation of rear lightwell. It also seeks permission for rear dormer roof extension and demolition of existing ground floor rear extension and replacement with single storey rear extension together with raising of height of existing two storey rear return and modifications to the first floor roof terrace.
- 4.2 The application is a resubmission of a similar scheme (planning reference. P2014/2193/FUL) which was refused by Committee (9th October 2014) due to the impact the front lightwell would have on the character and appearance of the Conservation Area. The current scheme has been revised with the omission of the front lightwell. The remainder of the proposal would be as per previously submitted under application P2014/2193/FUL and was not considered unacceptable at the 9th October 2014 Committee meeting.
- 4.3 As the front lightwell has now been omitted, it is considered that the proposal overcomes the previous refusal reason. The proposed excavation works to form the basement area is acceptable and would not cause detrimental harm to the character and appearance of the surrounding area following the omission of the front lightwell.
- 4.4 The rear dormer extension would appear subordinate within the roofslope; while the raising of the two storey rear return by 200mm would not cause a significant impact on the symmetrical design of the terrace.
- 4.5 As there is already an existing balcony and the works proposed would involve reducing this balcony's overall size, the sole consideration on this element would be the securing of acceptable materials. A condition on this matter is recommended. Both ground and lower ground lightwell given their position would not have a detrimental impact on the Conservation Area.
- 4.6 It is also considered that the proposal would not lead to a loss of amenity to any neighbouring properties. The positioning of the lightwells would not cause any planning amenity concerns. The excavation works would be subject to complying with other regulations outside the realms of the planning system including the building regulations and the Party Wall Act. At upper floor levels, there is presently a degree of overlooking between the properties along Liberia Road and Calabria Road. The reduction in size of the roof terrace would in fact reduce this overlooking given the location of planters along the roof terrace edge.
- 4.7 As such, the revised application is considered acceptable and recommended for approval.

5 SITE AND SURROUNDING

- 5.1 The application site is situated on the west side of Calabria Road and comprises a three storey mid terrace family dwelling with an original projecting two storey rear return. Calabria Road is a very long street that intersects onto

Baalbeec Road to the north and bends around to Corsica Street to the south west.

- 5.2 Its prevalent character is residential in nature with the terrace style housing the predominant house type. The terrace dwellings along the southern and eastern side of the road are slightly different in design to the application site with original lower ground lightwells incorporated into the finish.
- 5.3 The application property is not a listed building however it does lie within the Calabria Conservation Area. This Conservation Area is noted for its highly detailed and ornate, red brick houses with good decorative details including cast iron railings, bay windows and tiled entrances.

6 Proposal (in Detail)

- 6.1 The application seeks planning permission to demolish the existing rear/side extension and erect a full width rear/side at ground floor level and excavation works to form a basement under the existing dwelling including steps and access door to rear garden.
- 6.2 It is also proposed to construct a dormer window within the rear roof slope. The dormer window would be centrally positioned set in 1 metres from each side as well as set down and up from the ridge and eaves line. It would measure approximately 2.8 metres wide, 1.5 metres height and 2.5 metres deep. It would served by a metal framed window with zinc coated material to the sides and roof.
- 6.3 The existing two storey rear return would be raised by 200mm with a new screening proposed for the existing balcony. This balcony would be reduced in size with the inclusion of planter boxes on the outer section of the terrace and along the flank. At lower and ground floor level, the proposal would demolish the existing single storey rear lean-to and replace with single storey extension with a lightwell providing access from basement along the boundary with No.73 Calabria Road. This extension would wrap around the original two storey rear return extending 1.5 metre out into the garden.

RELEVANT HISTORY

Planning Applications:

- 7.1 **P2014/2193:** Excavation of basement to provide additional living space including formation of front lightwell and rear lightwell, erection of rear dormer roof extension, modifications to existing two storey rear return by raising height of roof and reducing size of first floor roof terrace, together with part single, part two storey (lower ground and ground level) rear extension with associated works (lower ground court yard and external steps from lower ground to existing garden level). (**Refused 14/10/14**)

Reason: The excavation of the proposed lightwell 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.

- 7.2 **P122193: 53 & 55, Calabria Road** Erection of a single storey rear infill extension, enlargement of existing 2nd floor part width rear extension, erection of rear dormer, basement excavation and extension, associated front lightwell, alteration to side boundary wall and metal railings and installation of metal railings to front boundary of both 53 and 55 Calabria Road. **(Approved 11/12/12)**
- 7.3 **P2013/2975/FUL: 89 Calabria Road** Construction of a rear dormer. **(Approved 25/11/12)**

Enforcement:

- 7.4 None

Pre-application:

- 7.5 **Q2013/4783/HH:** Pre-app advice on erection of dormer roof extension, basement extension and single storey rear extension. The principle of the development was considered acceptable subject to minor alterations.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 7th November 2014. A site notice was also displayed and a press notice published. The public consultation of the application therefore expired on 4th December 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, 11 objections and 7 letters of support have been received. The following objection issues were raised (and the paragraph numbers responding to the issues in brackets).

Lightwell/basement

- Having no policy on basement extensions should not allow ad hoc development in Conservation Area. (10.3-10.5)
- The Council has published a discussion document on basements and this application does not cover many of the issues which are raised as possible concerns. (10.3)
- No basement impact analysis to consider impact on environs (10.32-10.33)
- Breaches policies CA38 (Calabria Conservation Area)

- The terrace row as a whole has a uniform design to it, the additional floor at basement level would have a detrimental impact of the design of the street. (10.3-10.5)
- A basement would neither preserve nor enhance the appearance of the terrace and therefore permission should not be given as it would contravene Conservation Area guidelines. (10.6-10.8)
- Impact the extension would have on trees. (10.31)
- Will the basement comply with Sustainable Urban Drainage policies? (10.32-10.33)

Roof Terrace

- Loss of privacy and loss of light (10.26-10.30)
- The existing roof is not an established terrace. The low level railing installed 3 decades ago would now require planning consent. (10.18-10.19)
- The current terrace does not meet building control regulations (10.36)
- The raising of the roof and screening would impact on neighbours amenity (10.26-10.30)
- The high screening for the proposed roof terrace is not in keeping with surrounding building materials or in line with the existing roof line exacerbated by the proposed raising of the roof. This is causing a detrimental impact on whole terrace from a design perspective and therefore contrary to the conservation area requirements. (10.17) (10.20-10.21)

8.3 Seven letters of support were also received. The points raised in these letters are summarised below

- The proposal would not detract from the appearance of the Conservation Area and is sympathetic to the existing build and the CA.
- The reduced size of the terrace would enhance neighbours amenity.
- The visual amenity of rear garden enhanced by the works.
- Key issue with the lack of larger family housing. The housing stock needs to be allowed keep up with the pace of modern families with a balance provision of living space to bedrooms. The need for larger families units within the Borough.
- Improvement to front wall will restore uniformity in the terrace.
- No.55 Calabria Road has set a precedent with basement extensions.

Internal consultees

8.4 **Design & Conservation:** The Design Officer has raised concerns over the rear dormer. Materials for the balustrade should also be more traditional. The single storey element should not wrapped around but acceptable in principle.

8.5 **Tree Officer:** No objections

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:

- Impact of the development on the character and appearance of the existing dwelling and Calabria Conservation Area;
- Impact of the development on the residential amenities of the neighbouring occupiers;
- Landscaping, trees and biodiversity;
- Sustainability and drainage issues;
- Other issues.

Impact of the Development on the Character and Appearance of the Existing Dwelling and Calabria Conservation Area

- 10.2 There are several elements to the proposed application including
- The creation of lower basement including rear lightwell
 - Rear dormer extension
 - Single storey rear extension and raising of wall to existing outrigger

- Modifications to existing second floor balcony.
- Replacement of first floor rear window and front boundary treatment

Each of these issues will be addressed below.

The Creation of Lower Basement Including Rear Lightwell

- 10.3 The site is situated within a residential area and involves an extension to an existing residential dwelling. Presently, there is no specific policy relating to basement extensions but the Islington Urban Design Guide (IUDG) provides guidance on basements in para 2.4.6. Although, the Council has recently published a Discussion Paper on Basement Development (Basement Development SPD: Discussion Paper and Questionnaire), this is presently a discussion paper that will form part of the basis of preliminary consultation and as such it carries no planning weight to the current application. No policies on basement extensions have been adopted at this present time.
- 10.4 The Calabria Conservation Area Design Guidance has no specific restrictions on the creation of basement areas however the Islington Urban Design Guide (IUDG) provides guidance on basements at para 2.4.6 onwards. Section 2.4.6-2.6.6 (Basement Extensions) of the IUDG provides guidance and states that basements ‘can potentially increase the overall floor area of a building with little impact upon the external appearance of a residential terrace’ and it is considered that this has been achieved in this instance.
- 10.5 The IUDG’s also state that ‘*basement excavations can be unsympathetic to the original frontage if they involve the loss of a verdant front garden*’, however there would be no loss of verdant front garden in this case and as such, the principle of the basement extension in isolation is considered acceptable.
- 10.6 The omission of the front lightwell which had been previously been proposed, removes the impacts of the basement level on the street scene and thereby complying with the guidance set out in the Islington Urban Design Guide. As such, the uniformity of the front gardens would be retained along the street and the previous refusal reason has been addressed.
- 10.7 As also noted, much of the basement would be positioned under the footprint of the existing dwelling and therefore would not detract from the appearance of the dwelling or the wider Conservation Area. The sole element of the basement that would be visible is in the rear lightwell. The proposed excavation works along the northern flank to create a lower ground lightwell would not lead to a substantial loss of garden space in the context of the application site nor would it be visible from a public viewpoint. As this element would be situated at lower ground, it would also not detract from the overall design and appearance of the rear elevation and its overall design would mirror the proposed ground floor extension with a similar style aluminium door.

- 10.8 As such, the proposed rear lightwell and the excavation of the basement to create habitable accommodation are considered acceptable and would not detract from the overall character and appearance of the building or the wider Conservation Area subject to conditions.

Rear Dormer Extension

- 10.9 As noted on site, there are many examples of dormers along Calabria Road and also along the rear roof slopes of Liberia Road properties backing onto this site street. Furthermore, a recent planning application at No.89 Calabria Road (P2013/2975/FUL) was approved by Committee (October 2013) following a recommendation by Planning Officers for refusal on the basis of an unaltered roofline.
- 10.10 Notwithstanding the Design Officer's concerns, the principle of the dormer extensions has been established on this row and the argument that the dormer would sit on a unaltered roofline could not be sustained as a reason for refusing the application. It is however important to secure a well designed dormer.
- 10.11 The Conservation Area Design Guidelines includes special roof policies and provides guidance in relation to rear roof extensions which generally relate to the size and positioning of the dormer. The Conservation Area Design Guidelines state: '*...alterations to rear roofs will be allowed, including projecting dormers where:*
- A. they are lower than the main ridge and do not raise the overall height of the roof;*
 - B. they are set back from the rear wall by no less than 500mm;*
 - C. they are not full width and are set in by an average of one metre from each party wall, retaining the original roof slope either side;*
 - D. the scale of the windows and glazing pattern are sympathetic to the main rear elevation;*
 - E. the materials are sympathetic to the existing roof covering.'*
- 10.12 The proposed would meet the criteria set out in the design guidelines and would be situated centrally within the roof slope. Its overall size and position would appear subordinate and sympathetic within the rear roof slope. As such, this element of the proposal would be acceptable and generally conforms with the design guidelines.

Single Storey Rear Extension and Raising of Wall to Existing 2 Storey Rear Return

- 10.13 The existing lean-to extension to the rear is not original and its removal is acceptable in principle. The Urban Design Guide supports single storey rear

extensions so long as sufficient garden space is retained to the rear and there is no detrimental impact on the amenity of neighbouring properties.

- 10.14 The Calabria Conservation Area Design Guidance has no restrictions on lower ground extensions once it conforms to the height, scale and proportions of the existing buildings in the immediate area.
- 10.15 The single storey extension would be situated between the flank of existing two storey rear return and would wrap around bringing the extension 1.5 metres deeper into the rear garden. It would not extend further into the rear garden than the existing outhouse building. The basement level would extend under this section with a small lightwell and external steps situated along the boundary with No.73 Calabria Road.
- 10.16 Although the proposed extension is contemporary in style, given its lower ground position, it would not detract from the overall appearance of the building. There are many larger extensions within the vicinity including a double storey full width extension at No.20 Liberia Road and the design would appear sympathetic to the main building. Given that 30 square metres of garden area would be retained and the extension would project onto permeable paving, it would be acceptable in this instance.
- 10.17 In regard the 200mm height increase to the two storey rear return, this would not cause a significant impact on the rear elevation. There is no set rhythm or uniform design to the existing rear returns along the terrace row. Many have been altered with additional builds or adopted roof terraces above the existing flat roofs. A similar height increase has occurred at No. 75 Calabria Road. Given the variation along the upper floor two storey returns and the lack of symmetrical design, the 200mm increase in brick height would be acceptable in this instance. It is recommended that a condition be secured ensuring the materials to be used match the existing London Stock Brick.

Modifications to Existing Second Floor Balcony

- 10.18 One of the key objections raised by the representations received relates to the existing balcony which objectors consider an unlawful use. The property however is a single family dwelling house and permission is not required to use a flat roof as an amenity area. Railings which enclose the amenity area would require permission and the enclosure of the roof with railings facilitates the space as a roof terrace.
- 10.19 The Council are satisfied that the railings have existed for over 4 years and in such instances would be considered lawful. Although, it has been argued that the occupiers may not have used the roof in the past as a terrace, the structures to facilitate a terrace have been in place for over 4 years (wrought iron guarding, patio laid out on roof, access door) and as such the ability to use as a terrace is lawful. It would therefore not be reasonable to say that the roof in its current form cannot be used as a terrace.

- 10.20 The existing terrace includes a 1980's style balustrade and patio tiling which appear outdated in their current form. The proposed works would involve reducing the floor space of the terrace and creating a space with additional planters along the sides and rear perimeter. Concerns have been raised by the Design Officer in regard the use of cedar slated balustrade around the boundary. This type of material would not be appropriate and it is recommended a condition be attached requiring either frameless glass balustrade or a more traditional black metal balustrade be submitted prior to commencement of the development. Either of these materials would have a reduced visual impact compared to that the proposed cedar slated.
- 10.21 The inclusion of planters and landscaping at upper floor level would improve the level of landscaping contributing to the aesthetics and biodiversity of the scheme. On the basis of securing satisfactory materials through condition, the modification to the roof terrace is considered acceptable from a design perspective.
- 10.22 The existing front boundary wall does not add any visual amenity to the street scene. The inclusion of a dwarf red brick wall with black railings would match several boundary treatments within the street. The replacement of a Upvc window on rear elevation at first floor level with a timber sash would restore the symmetrical design with this and the neighbouring property, and is also therefore acceptable. This would enhance the overall design of the two storey rear return with a more traditional style window than existing.

Conclusion on Character & Appearance of Dwelling and Calabria Road Conservation Area.

- 10.23 Overall, the works proposed would not have a detrimental impact on the existing building or the character and appearance of Calabria Road Conservation Area to warrant a refusal.
- 10.24 The comments raised by the objectors have been noted in regard the basement and the lack of a precedent. However, as discussed, there are no policy restrictions on basement extension at present and the proposal generally conforms with the guidance set out in Calabria Road Conservation Area Design Guidance and the Islington Urban Design Guide. It would have a neutral impact on the existing building and Conservation Area and would not jeopardise the character and appearance of the terrace. To the rear, the proposed works have been considered acceptable given the existing building and the surrounding developments. Each element would not detract from the overall appearance of the building and would appear sympathetic in design. The various elements collectively would not have a harmful impact on the host building or the wider Conservation Area.
- 10.25 As such, the proposed external alterations would not cause harm to existing dwelling, the visual amenity or the setting of heritage assets (Calabria Road Conservation Area) and therefore complies with CS policies 8 & 9, and DM policies DM2.1, DM2.3 & Islington's Urban Design Guidance 2006

Impact of the Development on the Residential Amenities of the Neighbouring Occupiers

- 10.26 Policy DM2.1 of the Development Management Policies Plan states that 'developments are required to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.'
- 10.27 Concerns have been raised regarding overlooking from the terrace at second floor level. With regard the roof terrace, this would involve alterations to an existing amenity space. The proposed alteration would reduce the level of overlooking compared to the present arrangement with the use of planters along the edge of the roof. This reduces the size of usable terrace towards the centre of the roof. It is also proposed to use screening to reduce its impact on the surrounding neighbours. As indicated earlier in the report, it is recommended that the materials be secured by condition.
- 10.28 Given, the screening measures, the reduction in the size of the terrace and the fact the current terrace has a greater level of overlooking than what is proposed, the loss of amenity of surrounding residents from the terrace is considered minimal.
- 10.29 No further concerns have been raised in regard the dormer extension which would be set into the main rear roof slope. Currently, there is several rear dormers on the rear elevations on Liberia Road that face onto the application site. The subject dormer would be set in from the eaves and approximately 13 metres from the rear site boundary wall with a further 6/7 metres to the rear walls of the Nos. 16 & 18 Liberia Road to which it backs onto. These distances would be over 18 metres which is sufficient distance to address overlooking concerns.
- 10.30 It is considered that the remaining elements (basement, ground floor rear extension) would not infringe on the neighbours outlook, daylight or sunlight. There would be no overlooking or overbearing impact from the rear extensions. The additional basement element would be situated at subterranean level and therefore would not cause any additional amenity issues. Overall, the proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 (Design) of the Development Management Policies Plan 2013.

Landscaping, Trees & Biodiversity

- 10.31 Policy DM6.5 (Landscaping, trees and biodiversity) states that developments should minimise any impacts on trees, shrubs and other significant vegetation. There is an existing cherry tree situated to the front of the property. The Tree

Officer has been consulted and following the submission of an arboricultural report, it is considered that the works would have minimal impact on the tree.

Sustainability and Drainage Issues

- 10.32 The proposal would involve substantial excavation works to accommodate a new basement level. This would increase the level of hard surfacing to the rear of the site. The lightwells would be positioned on previously concreted area. It was raised that no basement impact analysis was submitted assessing the effect on the environs – structural and drainage. The plans submitted however shows a gravel soakaway in the rear garden. The small area of steps and landing to the basement will be drained from the lowest point and brought into the combined system serving the basement. The rear patio would be permeable paving with the remaining garden soft landscaped.
- 10.33 It is considered that the proposed drainage measures would not contribute to increased surface water run off and would contribute positively to SUDS measures. As such the proposal, subject to conditions, would comply with policy DM6.6 of the Development Management Policies 2013.

Other issues

- 10.34 The objections received raised other concerns related to the proposed development including
- Structural Concerns
 - Current terrace does not comply with building regulations
 - Other legislation
- 10.35 Structural considerations would fall within the realms of Building Act and Party Wall Act and are dealt with under that legislation. An informative can be attached informing the applicant of the need to comply with other Acts outside the realms of the planning legislation.
- 10.36 One of the representations received raised concerns regarding the existing railings surrounding the terrace which do not meet building regulations. The matter has been passed to the Building Control which is presently investigating the matter.
- 10.37 The representations received also refer to complying with other legislation such as Control of Pollution Act 1974, Environmental Protection Act 1990 and Noise Emission in the Environment by Equipment for use outdoor. These would be outside planning control. The proposed works would involve a short term construction period. Given the size and scale of the development, it would not be necessary to place a construction management condition. Any construction generated noise outside the normal working hours can be dealt with by the Council's Pollution Control Team powers under the Control of Pollution Act 1974.

11. SUMMARY AND CONCLUSION

- 11.1 The proposed development is acceptable. The proposed development would not result in unacceptable harm to the existing dwelling or the surrounding street scene. It would not lead to an adverse impact on neighbours' amenity and subject to suitable sustainable urban drainage measures would not lead to drainage issues.
- 11.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

	Commencement (Compliance)
1	<p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
	Approved Plans List: (Compliance)
2	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: (PL 101 00, PL 101 01, PL 101 02, PL 101 03, PL 101 04, PL 102 01, PL 102 02, PL 102 03, PL 103 01, PL 103 02, 71 Calabria Road Design & Access Statement Revision B 23/10/2014)</p>
	Materials
3	<p>CONDITION: Notwithstanding the plans hereby approved, no permission is granted for the cedar slatted material on the single storey ground floor extension and the second floor balcony.</p> <p>Detailed drawings indicating</p> <ul style="list-style-type: none"> • a frameless glass balustrade or a traditional black metal balustrade to be on balustrade (second floor) • and traditional matching brick/ render on ground floor extension <p>shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing on site.</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 order to safeguard the special architectural or historic interest of the heritage asset.</p>
4	Sash window to match (compliance)
	<p>CONDITION: The new sash on first floor rear elevation shall accurately replicate the surviving historic windows in terms of material, profile, reveal depth and detailing. The windows shall be painted timber, double-hung sash windows without horns, with a slim profile and narrow integral glazing bars with a putty finish.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the</p>

	heritage asset.
5	<p>Sustainable Urban Drainage</p> <p>Sustainable Urban Drainage System (Details): Details of a drainage strategy for a sustainable urban drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall demonstrate how sustainable urban drainage measures will be constructed on the site to achieve at minimum no net increase in run-off from the site post-construction. The submitted details shall include the sites current peak run-off rate and the scheme's post-development peak runoff rate (based on the 1 in 100 year flood event plus 30% climate change allowance), details on proposed storage volumes, and must demonstrate how the scheme will prevent flood risk to the basement level. The drainage system shall be installed/operational prior to the first occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water</p>

List of Informatives:

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

	<p>the realms of the planning system - Building Regulations as well as Environment Health Regulations.</p> <p>Any construction works should take place within normal working day. The Pollution Control department lists the normal operating times below.</p> <table border="1" data-bbox="327 380 1412 638"><tr><td data-bbox="327 380 1412 638"><p>Delivery and operating times - the usual arrangements for noisy works are</p><ul style="list-style-type: none">○ 8am –6pm Monday to Friday,○ 8am – 1pm Saturdays;○ no noisy work on Sundays or Public Holidays (unless by prior agreement in special circumstances)</td></tr></table>	<p>Delivery and operating times - the usual arrangements for noisy works are</p> <ul style="list-style-type: none">○ 8am –6pm Monday to Friday,○ 8am – 1pm Saturdays;○ no noisy work on Sundays or Public Holidays (unless by prior agreement in special circumstances)
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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

1 Context and strategy

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

Policy 7.21 (Trees and Woodlands)

Policy 7.4 (Local character)

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

Policy DM2.1 (Design)

Health and open space

Policy DM6.5 (Landscaping, trees and

Policy DM2.3 (Heritage)

biodiversity)

Policy DM6.6 (Flood Prevention)

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

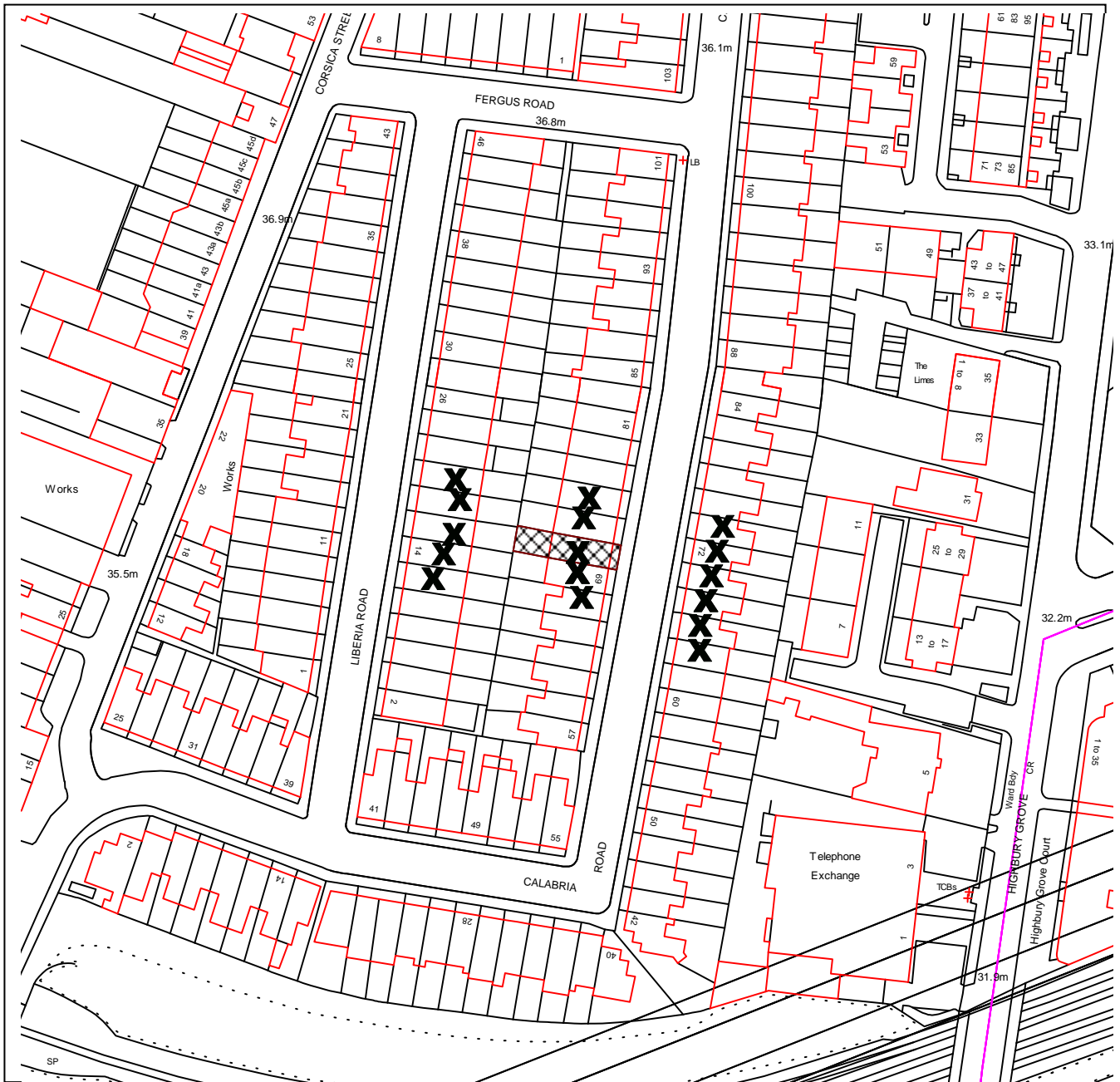
The following SPGs and/or SPDs are relevant:

- Urban Design Guide
- Calabria Conservation Area Guidance Note
- Inclusive landscape design

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/4400/FUL

LOCATION: 71 CALABRIA ROAD, LONDON, N5 1HX

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:	6 January 2015	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.

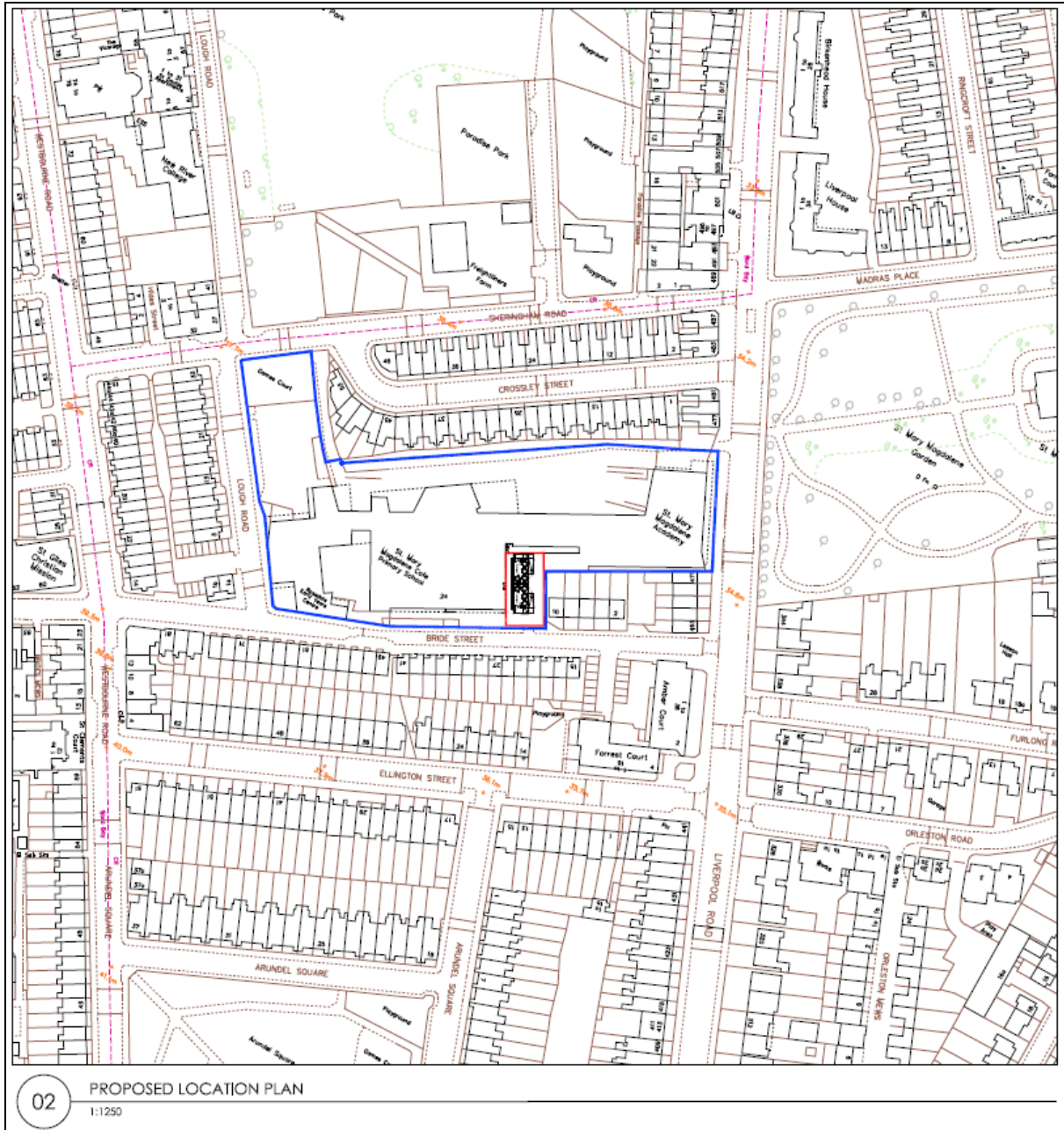
Case Officer	Henrik Dorbeck
Applicant	Mr Ian Ship
Agent	AFL Architects

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>
7	<p>Noise Control</p> <p>CONDITION: The proposed pod shall be fitted with sound insulation and noise control measures to achieve the following noise targets for neighbouring noise sensitive occupiers (in line with BS 8233:1999):</p> <p>Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast) Living Rooms (07.00-23.00 hrs) 30 dB LAeq, Kitchens, bathrooms, WC compartments and utility rooms (07.00 -23.00 hrs) 45 dB LAeq</p> <p>The sound insulation and noise control measures shall be implemented prior to the first use of the proposed pod hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure an appropriate internal residential environment.</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</p>
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secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.

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.

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)

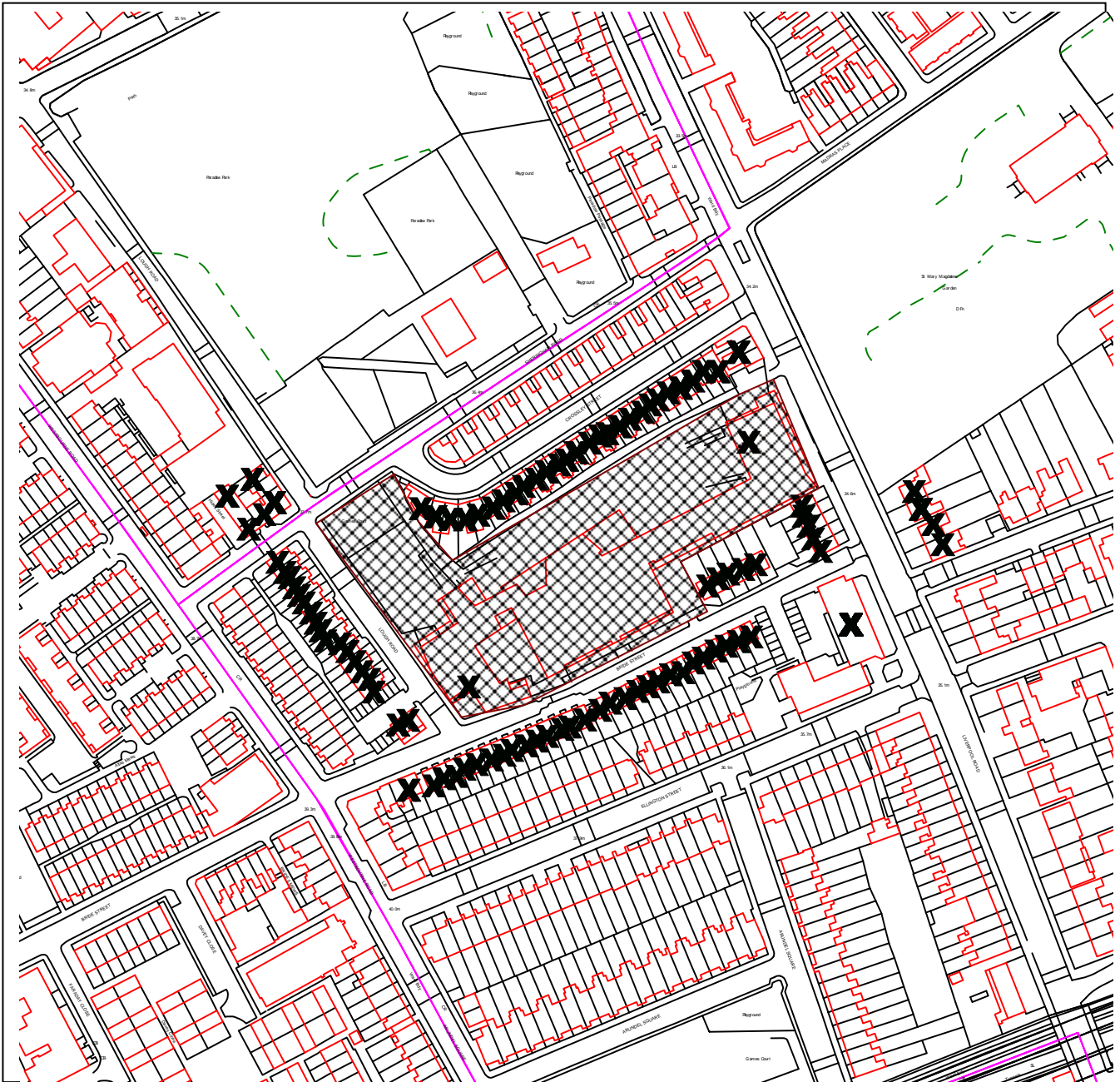
The following SPGs and/or SPDs are relevant:

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

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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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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:	6th January 2015	

Application number	P2014/2658/FUL
Application type	Full Planning Application
Ward	Caledonian
Listed building	No
Conservation area	Barnsbury Conservation Area
Development Plan Context	Kings Cross & Pentonville Road Core Strategy Key Area, Barnsbury Conservation Area
Licensing Implications	None
Site Address	Top Floor Flat, 348 Caledonian Road, Islington, London N1 1DU
Proposal	Construction of a mansard roof extension to provide additional accommodation to top floor flat.

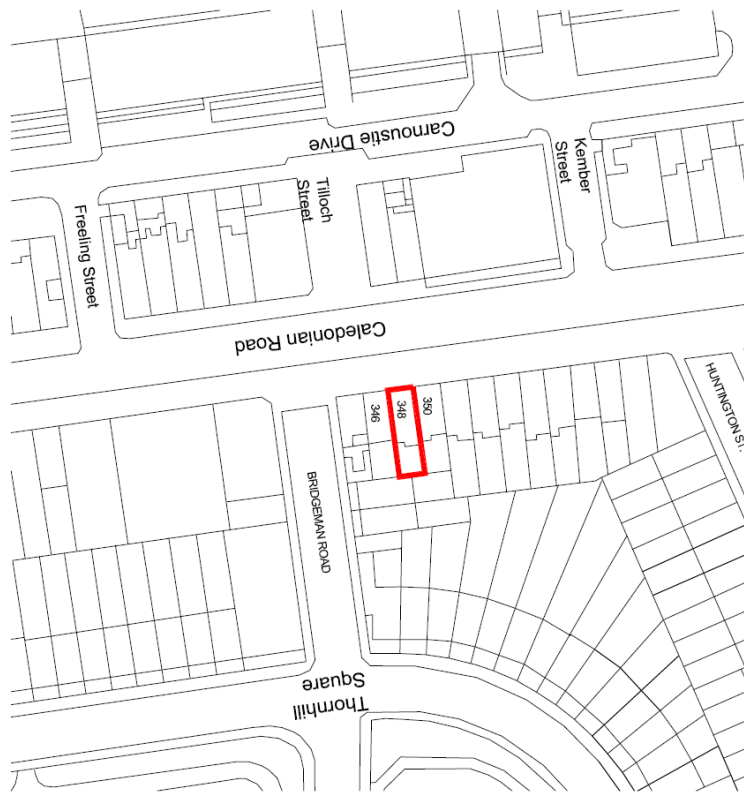
Case Officer	Krystyna Williams
Applicant	Mr Presley Orhue
Agent	SUNAN Architecture+Design

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 terrace of 13 properties, including No. 348 Caledonian Road (third from the left).



Image 2: Front Elevation of the application site and terrace at Caledonian Road



Image 3: Rear Elevation of Caledonian Road taken from Bridgeman Road

4. Summary

- 4.1 Planning permission is sought for the construction of a mansard roof extension to provide additional accommodation to the existing top floor flat at 348 Caledonian Road. The proposed roof level accommodation will include a living/dining and kitchen space. Three bedrooms and a bathroom will be located at second floor level.
- 4.2 The application site comprises a three storey over basement, mid-terrace property located on the eastern side of Caledonian Road. The ground and basement levels are in retail use with residential above. This application relates specifically to the existing second floor flat. The building is not listed but is located within the Barnsbury Conservation Area.

- 4.3 The application was called in to committee by Councillor Convery and Councillor Perry.
- 4.4 There have been two objections to the proposed development received from local residents.
- 4.5 The proposed mansard roof extension will be finished in slate and include two timber sash windows to the front elevation and two to the rear to match the existing windows at the building. The mansard roof will be set behind the existing parapets and the rear valley roof will be retained.
- 4.6 The proposed extension generally complies with established planning policy, the Conservation Area Design Guidelines and the Islington Urban Design Guide.
- 4.7 Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy, outlook and sense of enclosure. The proposal is considered acceptable in relation to neighbour amenity and does not raise any other issues.

5. SITE AND SURROUNDING

- 5.1 The application site is situated on the eastern side of Caledonian Road and comprises a three storey mid terrace building (with lower ground floor) in mixed use as commercial with residential units above. The property is not a listed building however it does lie within Barnsbury Conservation Area.
2. Situated directly to the rear of the site are No's 116 - 118 Bridgeman Road. Located behind this is the Grade II Listed terrace of properties along Thornhill Crescent.

6. PROPOSAL (IN DETAIL)

- 6.1 Full planning permission is sought for the construction of a mansard roof extension to provide additional accommodation to the top floor flat. The mansard will be set behind the existing front parapet and set in from the rear valley roof form.
- 6.2 The mansard roof extension will be finished in slate and include two timber sash windows to the front elevation and two to the rear. These windows align and will match existing windows at the building.
- 6.3 The existing second floor flat was originally granted planning permission as a one bedroom flat but is now is use as a two bedroom flat, will be extended to include three bedrooms and bathroom at second floor, and open plan living/dining and kitchen within the new roof space. It should be noted that to change the 1 bed unit into a 2 bed flat by internal partitioning only and with no external alterations would not have required planning permission.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

P012151 - Conversion of basement into one-bedroom flat with garden access. Refused 29/01/2002.

REASON: The proposed basement flat would not provide an adequate amount and quality of natural light and outlook to the main living areas and therefore would not provide an adequate standard of amenity for prospective occupiers, contrary to Policy D2, H3 and H8 of the Unitary Development Plan (2000).

881982 - Use of the ground and basement floors as a restaurant involving a new 'shop' front and front forecourt alterations and conversion of the first and second floors into 2 no. one bedroom flats involving rear extensions to both floors. Approved 22/03/1991.

Relevant history at adjoining sites:

6. 350 Caledonian Road
P2014/1068/FUL - Erection of a mansard roof extension to provide additional living space to the top floor flat. Approved 14/05/2014
7. 352 Caledonian Road
P2014/2659/FUL - Erection of a mansard roof extension to provide additional living space to the top floor flat. Approved 28/08/2014

ENFORCEMENT:

- 7.2 None.

PRE-APPLICATION ADVICE:

- 7.3 None.

8. CONSULTATION

Public Consultation

- 8.1 A total of 24 letters were sent to occupants of adjoining and nearby properties dated 29/08/2014. Two letters of objection were received.
- 8.2 A further round of consultation was required as properties located opposite the site at No's 299 Caledonian Road and 301 Caledonian Road was not initially consulted. A total of 27 letters were sent out to adjoining and nearby properties dated 22 October 2014. A site and press notice was displayed on the 20/11/2014. The re-consultation date expired on the 20 November 2014. However, it is the Council's practice to continue to consider representations made up until the date of a decision.

8.3 There have been two objections raised to this proposal. The objections can be summarised as follows (with the relevant paragraph numbers of the evaluation listed):

- There would be views of the roof from Bridgeman Road and across the private open space to the rear (See paragraphs 10.9 – 10.10);
- The roof extension is contrary to policy (See paragraphs 10.2-10.13);
- Loss of the rear valley roof (See paragraph 10.11);
- Impact on Conservation Area (See paragraphs 10.2 – 10.13).

External Consultees

8.5 None.

Internal Consultees

8.6 **Design & Conservation:** The proposal should be assessed against the requirements of the Islington Urban Design Guide 2006 and the Conservation Area Design Guidance and recent approvals taken into consideration.

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:

- **Barnsbury Conservation Area**

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:
- Design and appearance and impacts on the host building & surrounding Cross Street Conservation Area;
 - Impact on amenity of neighbours; and
 - Quality of accommodation.

10.2 The National Planning Policy Framework (NPPF) has been considered in the assessment of this application.

Design and Conservation

- 10.3 The application site comprises a three storey over basement building, comprising a retail unit at ground and basement level and residential use above. This application relates to the existing second floor flat.
- 10.4 The application site is located within the Barnsbury Conservation Area. The Barnsbury Conservation Area Guidance does not recognise any of the properties along Caledonian Road as having the potential for a roof extension (Schedule 10.2). Any roof extension visible from any streets level position will subsequently not be permitted.
- 10.5 Notwithstanding the above, the application building forms part of a terrace of 13 properties, 6 of which have existing roof extensions, including adjoining property No. 350 Caledonian Road.
- 10.6. Importantly, it should be noted that mansard roof extensions of the same design have recently been approved at adjoining site, No. 350 (ref: P2014/1068/FUL) dated 14/05/2014 and No. 352 (ref: P2014/2659/FUL) dated 28/08/2014. In both instances it was deemed that due to the limited scale of the roof extensions, and the subsequent limited visibility, within this context the proposals were acceptable.
- 10.7 The above position was further strengthened by a recent appeal decision (APP/V5570/A/13/2208570 – in a separate Conservation Area) which stated that, *'...even if glimpses of the proposed structure (roof extension) were available from oblique views along the street, the structure would barely be discernable against the backcloth of other roofs, several of which are modern additions or new build roofscapes of contemporary design'*.
- 10.8. The current proposal for a roof extension at 348 Caledonian Road incorporates exactly the same design and scale as those approved at No. 350 and 352 Caledonian Road.
- 10.9 The mansard roof would be set back from the front parapet by 1.2 metres and set in from the rear by 1.55 metres. This set back would limit the visual impact of the roof extension from Caledonian Road to the front and from Bridgeman Road to the rear. Views to the rear from Bridgeman Road would be partially obscured by the existing buildings and there would be, at the most, glimpses

of the proposed mansard roof extension. In addition it is noted that more substantial roof extensions are visible along this particular terrace.

- 10.10. A sectional drawing has been submitted (Drawing ref: 14122-10-300) shows sight lines from the street level and illustrates that there would be minimal, if any, views of the mansard extension from Caledonian Road.
- 10.11 The proposed mansard roof would sit behind the existing butterfly roof, which will be retained, to the rear and would include 2 no. windows to the front roofslope and 2 no. windows to the rear. The mansard would be finished in slate. A condition is proposed to ensure appropriate materials and finish.
- 10.12. Taking into account the recent approvals at No. 350 and 352 Caledonian Road, the negligible harm of this proposed mansard extension given its limited scale, the existing roof extensions at the terrace, the general limited visibility and proposed design (with the rear valley roof retained), it is considered that there would not be sufficient harm to warrant the refusal of this application.
- 10.13 The proposal is not considered to have a harmful impact on the host building, terrace it forms a part of and surrounding streetscene, nor would it negatively impact on the character or appearance of the Barnsbury Conservation Area and it is therefore considered to generally comply with London Plan policies 7.4 (Local Character), CS9 of the Islington Core Strategy and Policies DM2.1 (Design) and DM2.3 (Heritage) of the Islington Development Management Policies 2013.

Neighbouring Amenity

- 10.14 Impact on surrounding residential amenity has been considered in the assessment of this application. The site is located on the eastern side of Caledonian Road. Although, the property is surrounded by several residential dwellings along in Bridgeman Road and Thornhill Crescent, there is sufficient separation to prevent an adverse impact on neighbouring occupiers' amenity.
- 10.15 There have been two objections to the proposed development. These issues relate to design and appearance, including views of the mansard roof extension, and have been addressed above in paragraphs 10.2 - 10.13).
- 10.16 The proposed dormer windows will align with the existing windows to the front and rear of the building. These windows will be set back from the front and rear elevation and subsequently there will be no negative impact insofar as loss of privacy or overlooking to surrounding properties.
- 10.17 Overall, the creation of a mansard roof extension to the top floor flat at 348 Caledonian Road is not considered to have any material adverse impact in terms of any undue sense of enclosure, loss of light and outlook, privacy or increased incidences of overlooking in relation to adjoining properties. The proposed development is thereby considered to comply with policy DM2.1 (Design) of the Development Management Plan 2013.

Quality of Accommodation

10.18 The addition of the proposed roof extension would result in the top floor flat having a total floorspace of 70sqm. This would meet the requirements of a 2 bedroom/4 person unit, as set out in Policy DM3.4 of the Islington Development Management Policies 2013. The flat is shown on proposed drawing (ref: 14122-10-100) to be a 3 bedroom unit, and subsequently requires a gross internal area of 74sqm to accord with policy. However, gross internal floorspace does not form part of the assessment of this application for a roof extension and therefore this minor shortfall in floorspace would not warrant refusal. The unit will remain self-contained and all rooms are considered to be of appropriate and regular shapes allowing full use and functionality.

11.0 SUMMARY AND CONCLUSION

Summary

11.1 In accordance with the above assessment, it is considered that the proposed development is generally 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 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>OS Map 14122-X-OS; 14122-X-100; 14122-X-200; 14122-10-100; 14122-10-200; 14122-10-300; 14122-10-400; Design and Access Statement ref: 14122-DAS prepared by Sunan Architecture + design dated 16 June 2014.</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 mansard roof covering shall be natural slate, and maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
4	Window Details
	<p>CONDITION: The new sash windows shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property (or where these do not survive to a comparable house forming part of the listed terrace). They shall be painted timber, double-hung window with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 12mm in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: In order to conserve the significance 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>

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

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.4 Local character

Policy 7.6 Architecture

B) Islington Core Strategy 2011

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage

DM2.1 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:

- **Barnsbury Street Conservation Area**

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

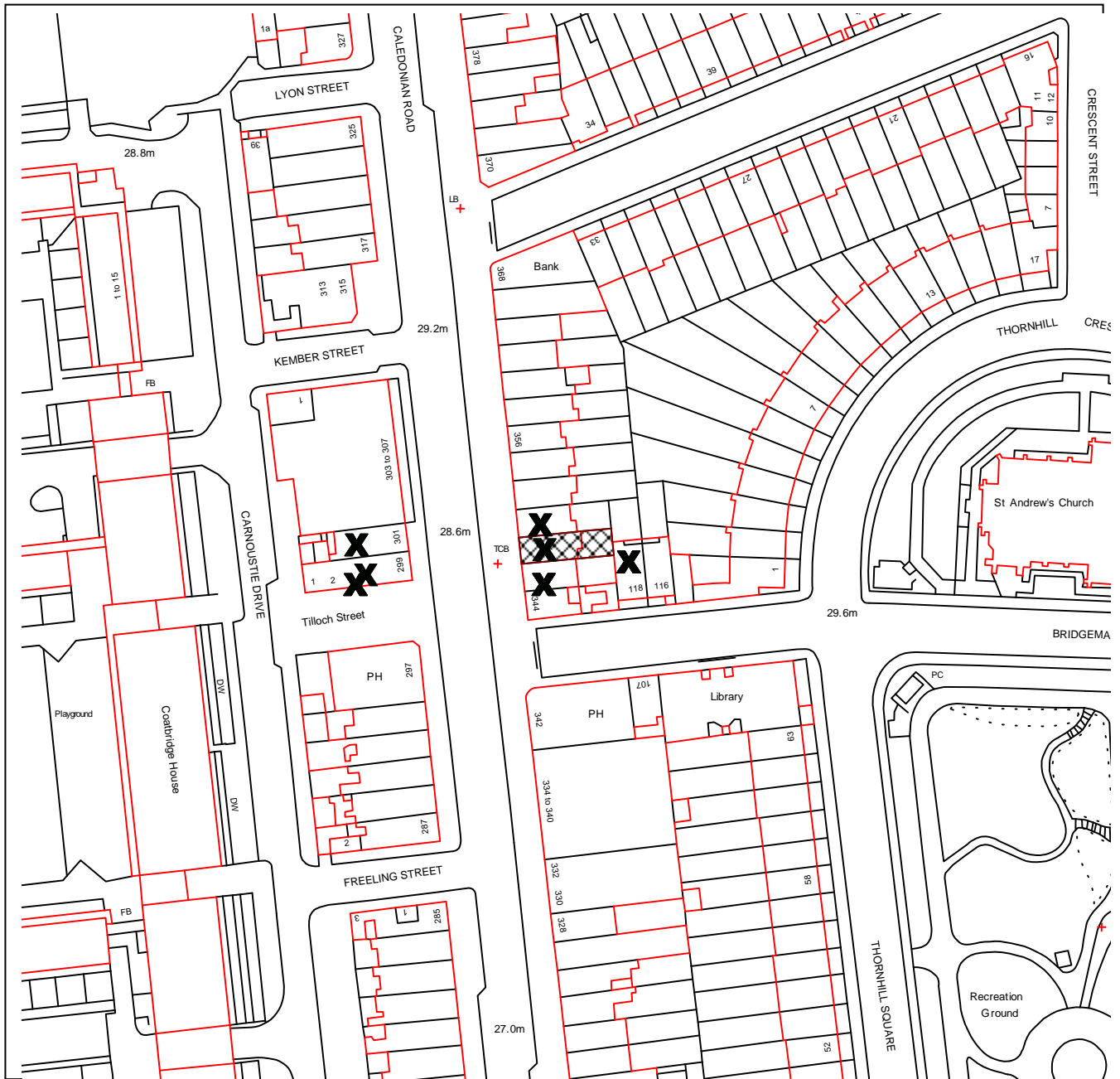
The following SPGs and/or SPDs are relevant:

- Islington Local Development Plan**
- Conservation Area Design Guidelines (2002)**
- Urban Design Guide (2006)**

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ISLINGTON



DEVELOPMENT MANAGEMENT

PLANNING APPLICATION REF NO: P2014/2658/FUL

LOCATION: TOP FLOOR FLAT, 348 CALEDONIAN ROAD LONDON
N1 1DU

SCALE: 1:1250

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