



AGENDA FOR THE PLANNING SUB COMMITTEE A

Members of the Planning Sub Committee A are summoned to a meeting, which will be held in Committee Room 4, Town Hall, Upper Street, N1 2UD on, **9 July 2015 at 7.30 pm.**

John Lynch
Head of Democratic Services

Enquiries to : Zoe Crane
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E-mail : democracy@islington.gov.uk
Despatched : 1 July 2015

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 Fletcher (Chair)	- St George's;	Councillor Convery	- Caledonian;
Councillor Poyser (Vice-Chair)	- Hillrise;	Councillor Diner	- Canonbury;
Councillor Chowdhury	- Barnsbury;	Councillor Gantly	- Highbury East;
Councillor Khan	- Bunhill;	Councillor Ismail	- Holloway;
Councillor Spall	- Hillrise;	Councillor Kay	- Mildmay;
		Councillor Klute	- St Peter's;
		Councillor Nicholls	- Junction;
		Councillor A Perry	- St Peter's;
		Councillor Picknell	- St Mary's;
		Councillor Wayne	- Canonbury;

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.

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C. Urgent non-exempt items (if any)

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

D. Exclusion of press and public

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

E. Confidential/exempt items

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F. Urgent exempt items (if any)

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

Date of Next Meeting: Planning Sub Committee A, 21 September 2015

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

www.democracy.islington.gov.uk

PROCEDURES FOR PLANNING SUB-COMMITTEES

Planning Sub-Committee Membership

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

Order of Agenda

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

Consideration of the Application

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

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

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

What Are Relevant Planning Objections?

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

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

London Borough of Islington

Planning Sub Committee A - 4 June 2015

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 1, Town Hall, Upper Street, N1 2UD on 4 June 2015 at 7.30 pm.

Present: **Councillors:** Fletcher (Chair), Poyser (Vice-Chair), Chowdhury and Khan

Councillor Kat Fletcher in the Chair

70 **INTRODUCTIONS (Item A1)**

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

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

Apologies had been received from Councillor Spall.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be Agenda Items B3, B4, B1 and B2.

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

RESOLVED:

That the minutes of the meeting held on 16 April 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

76 **15 BLYTHWOOD ROAD, LONDON, N4 4EU (Item B1)**

Demolition of the existing building and erection of a building containing nine apartments with associated access, refuse and cycle storage.

(Planning application number: P2014/5121/FUL)

In the discussion the following points were made:

- The application was not substantially different to the one granted at appeal.
- Neighbouring boroughs were only consulted when the application was on the boundary of the boroughs.

RESOLVED:

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

77 **BATHSTORE COMMERCIAL - GROUND FLOOR, 33 ESSEX ROAD, LONDON, N1 2SA (Item B2)**

Change of use from shop (Class A1) to restaurant (Class A3) including the insertion of extraction and ventilation equipment on the north-east elevation.

(Planning application number: P2014/2690/FUL)

In the discussion the following points were made:

- Many of the objectors' concerns related to licensing matters which would be considered by a licensing sub-committee.
- The objectors were advised that the Planning Sub-Committee could only consider planning matters.

Councillor Khan proposed a motion to defer the consideration of the application to request that the applicant attended for the consideration of this item. This was seconded by Councillor Chowdhury and carried.

RESOLVED:

That the consideration of the application be deferred for the reason outlined above.

78 **FLAT 1 (FLAT A), 135 HUDDLESTON ROAD, LONDON, N7 0EH (Item B3)**

The erection of a new side infill extension; enlargement of the existing basement to provide a bathroom and additional fourth bedroom; new front light well, glazing and railings. This is an amended scheme showing the full removal of the rear extension, the reduction in the height of the side infill extension and the reduction in the size of the front lightwell.

(Planning application number: P2015/0026/FUL)

In the discussion the following points were made:

- If the property was a house, the basement could be developed under permitted development and just the lightwell would require planning permission. However, the property was a flat and flats did not have permitted development rights.
- The lightwell met the criteria set out in policy.
- Residents were advised that subsistence was not a relevant planning consideration and it was dealt with under the Party Wall Act.
- Bicycle storage should be reprovided.
- The applicant was encouraged to regularly consult neighbours.

Councillor Poyser proposed an additional condition requiring the reprovision of the bicycle store. This was seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report plus the additional condition as outlined above, the wording of which was delegated to officers in consultation with the chair.

79 **THE ALBAN BUILDING, REAR OF 71-73 UPPER STREET, 1 ST ALBAN'S PLACE, LONDON, N1 0NX (Item B4)**

Demolition of existing single storey workshop and the construction of a three storey building (Basement, ground and one upper floor) comprising office (Class B1) floor space over lower ground floor and 4x2 bed duplex residential apartments (Class C3) on the ground and first floor and associated works.

(Planning application number: P2014/4396/FUL)

In the discussion the following points were made:

- In response to a member's concern that basement B1 space might not be better quality than the current ground floor space, the planning officer advised that the current B1 space was of low quality.
- The planning officer confirmed that the lower ground floor units were semi open plan and light would be provided from the front balconies and the lightwell.
- Sound insulation and noise protection had been conditioned.
- Concern was raised that there would be a net loss in B1 space and the two years' marketing required by policy had not been undertaken.
- The amenity of neighbours and future residents was considered.

Councillor Khan proposed a motion to refuse planning permission due to the loss of B1 space, concern about the amenity of neighbours and future residents. This was seconded by Councillor Poyser and carried.

RESOLVED:

That planning permission be refused for the reasons above, the wording of which was delegated to officers in consultation with the chair.

80

WORDING DELEGATED TO OFFICERS (Item)
WORDING DELEGATED TO OFFICERS

FLAT 1 (FLAT A), 135 HUDDLESTON ROAD, LONDON, N7 0EH

ADDITIONAL CONDITION

CYCLE PARKING PROVISION (DETAILS): Details of the location, layout, design and appearance (shown in context) of the replacement bicycle storage area shall be submitted to and approved in writing by the Local Planning Authority prior to any works, approved under this decision, commencing on site. The storage shall be covered, secure and provide for no less than six cycle spaces.

The bicycle storage area shall be provided strictly in accordance with the details so approved, provided prior to the first occupation of the development, and maintained as such thereafter.

REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.

THE ALBAN BUILDING, REAR OF 71-73 UPPER STREET, 1 ST ALBAN'S PLACE, LONDON, N1 0NX

REASONS FOR REFUSAL

Reason 1:The proposal would result in the loss of office (B1 Use Class) floorspace and no supporting marketing/vacancy evidence demonstrating a lack of demand for office floor space has been submitted and no exceptional circumstances exist which would justify the loss, the proposed change of use from office (B1 use) to a mixed B1 and residential (Use Class C3) would be contrary to policies contrary to policy CS13 of the Core Strategy 2011 and policy DM5.2 (Loss of Employment Space) of the Development Management Policies 2013.

Reason 2: The proposed development, by virtue of the proposed scale, height and siting, is considered to have an adverse material impact upon the residential amenity of neighbouring

Planning Sub Committee A - 4 June 2015

properties by virtue of an increased sense of and a detrimental impact on the outlook of the neighbouring residential properties. As such the proposed the proposed development would be contrary to policy CS 8 of the Islington Core Strategy and DM2.1 of Islington's Development Management Policies.

Reason 3: The proposed development will provide a substandard level of accommodation to the detriment of the amenity for future occupiers, by reason of poor outlook contrary to policy DM3.4 of Islington's Development Management Policies, and Policy CS12 of the Core Strategy (2011) and Policy 3.3 of the London Plan 2011.

The meeting ended at 8.45 pm

CHAIR

COMMITTEE AGENDA

- 1 20 Shelburne Road London N7 6DL

- 2 25 College Cross, London N1 1PT

- 3 382 Caledonian Road London N1 1DY

- 4 Bathstore Commercial-ground floor 33 Essex Road London N1 2SA

- 5 Land at Corker Walk London N7 7RH

- 6 Michael Cliffe House, Skinner Street, London EC1

- 7 New River College Lough Road London N7 8RH

- 8 Rollit House & Branston House, Hornsey Road, London, N7

- 9 Rotherfield Junior School, 23 Rotherfield Street, London N1 3EE

- 10 Sunken Sports Pitch at land at Elthorne Estate, Mulkern Road, London N19

- 11 Three Corners Centre, Northampton Road, London EC1

- 12 Ventilation Shaft Adjacent to Kestrel House, 191 Central Street & Land near City Road Bridge, City Road, London EC1

1 20 Shelburne Road London N7 6DL

Ward: Highbury West

Proposed Development: Construction of single storey rear extension Refurbishment of existing first floor rear extension to include facing brickwork and new timber-framed windows, alteration to windows on first floor.

Application Number: P2015/1524/FUL

Application Type: Full Planning (Householder)

Case Officer: Ben Phillips

Name of Applicant: Ms Galatia Sotirou

Recommendation:

2 25 College Cross, London N1 1PT

Ward: St. Marys

Proposed Development: Listed Building Consent in connection with Retention of an outbuilding at the end of the rear garden [Full planning application P2014/0349/FUL also submitted].

Application Number: P2015/0350/LBC

Application Type: Listed Building

Case Officer: Sandra Chivero

Name of Applicant: Mr Martin Needham

Recommendation:

Ward: St. Marys

Proposed Development: Erection of free standing wooden summer house at rear of curtilage of dwelling house [Listed Building Consent P2015/0350/LBC) application also submitted] This application may affect the character and appearance of the conservation area. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); section 73.

Application Number: P2015/0349/FUL

Application Type: Full Planning (Householder)

Case Officer: Sandra Chivero

Name of Applicant: Mr Martin Needham

Recommendation:

3 382 Caledonian Road London N1 1DY

Ward: Caledonian

Proposed Development: Retention of the existing shop (A1 Use) at ground floor level; erection of a two-storey extension at rear basement and ground floor levels (with associated terrace at rear ground floor level) and change of use of the front basement level from ancillary retail floor space (A1 Use) to a one-bed maisonette (C3 Use) at basement and ground floor level; lowering of the rear garden level; lowering of vaults and old lightwell and conversion to create additional retail floor space (A1 Use), including installation of a new shopfront and installation of replacement timber sash windows to the front and rear elevations.

Application Number: P2015/1412/FUL

Application Type: Full Planning Application

Case Officer: Sandra Chivero

Name of Applicant: Mr Warren Hyams

Recommendation:

4 Bathstore Commercial-ground floor 33 Essex Road London N1 2SA

Ward: St. Marys

Proposed Development: Change of use from shop (Class A1) to restaurant (Class A3) including the insertion of extraction and ventilation equipment on the north-east elevation.

Application Number: P2014/2690/FUL

Application Type: Full Planning Application

Case Officer: Emily Benedek

Name of Applicant: Plumbing Pensions Uk Limited

Recommendation:

5 Land at Corker Walk London N7 7RH

Ward: Finsbury Park

Proposed Development: Installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace existing ball court.

Application Number: P2015/1594/FUL

Application Type: Full Planning Application

Case Officer: Stefan Sanctuary

Name of Applicant: Mr marc linton

Recommendation:

6 Michael Cliffe House, Skinner Street, London EC1

Ward: Clerkenwell

Proposed Development: Application for variation of Condition 2 (Approved plans) and removal of condition 3 (Details of materials of screening panel) of Full Planning application Ref: P2014/0387/FUL dated 14 October 2014 for erection of two 500mm [diameter] flues on the southern elevation of existing 25-storey building.

Application Number: P2015/2026/S73

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

Case Officer: David Nip

Name of Applicant: London Borough of Islington

Recommendation:

7 New River College Lough Road London N7 8RH

Ward: Holloway

Proposed Development: External play space offering multi-sports use with internal access to and from the school via existing fencing and access to and from Lough Road. Improved access to Lough Road. Fencing and roof netting. Floodlighting and sports storage facilities.

Application Number: P2015/1336/FUL

Application Type: Full Planning Application

Case Officer: Emily Benedek

Name of Applicant: Mr Nigel Smith

Recommendation:

8 Rollit House & Branston House, Hornsey Road, London, N7

Ward: Highbury West

Proposed Development: Renewal of the existing plain-tile roof coverings to Branston and Rollit House with Humber plain tile by Sandtoft

Application Number: P2015/2024/FUL

Application Type: Full Planning Application

Case Officer: Joe Aggar

Name of Applicant: Ms Linda Harris

Recommendation:

9 Rotherfield Junior School, 23 Rotherfield Street, London N1 3EE

Ward: St. Peters

Proposed Development: Resurfacing of Playground and Erection of Additional Play Equipment in Playground

Application Number: P2015/1905/FUL

Application Type: Full Planning (Council's Own)

Case Officer: Duncan Ayles

Name of Applicant: Mr Richard Hunter

Recommendation:

10 Sunken Sports Pitch at land at Elthorne Estate, Mulkern Road, London N19

Ward: Hillrise

Proposed Development: Refurbishment works to existing sunken pitch including reduction of existing walls on three side and installation of sports fencing, new gates, fencing and ramp, spectator seating on benches, renewal of existing floodlights, resurfacing of paved areas and associated landscape works

Application Number: P2015/0904/FUL

Application Type: Full Planning (Council's Own)

Case Officer: Clare Preece

Name of Applicant: London Borough of Islington - Alex Sarsen

Recommendation:

11 Three Corners Centre, Northampton Road, London EC1

Ward: Clerkenwell

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

Application Number: P2014/1372/FUL

Application Type: Full Planning (Council's Own)

Case Officer: Ben Phillips

Name of Applicant: Islington Council - Guy Lawrence

Recommendation:

12 Ventilation Shaft Adjacent to Kestrel House, 191 Central Street & Land near City Road Bridge, City Road, London EC1

Ward: Bunhill

Proposed Development: Part demolition of the existing building and construction of a new energy centre comprising a part three/part four storey extension including heat exchanger coil, 4 storey stack of containerised plant to the corner of Moreland and Central Street, new thermal store and flue on eastern elevation of Kestral House. The new building will be metal clad; new vehicle access off Moreland Street, raised planter beds and boundary walls. (Reconsultation following revised design and details to the main finished design and external appearance of the proposed energy centre)

Application Number: P2015/1008/FUL

Application Type: Full Planning (Council's Own)

Case Officer: Krystyna Williams

Name of Applicant: Islington Council - Huw Blackwell

Recommendation:

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:	9 July 2015	Non exempt

Application number	P2015/1524/FUL
Application type	FULL planning application
Ward	Highbury West
Listed building	no
Conservation area	no
Development Plan Context	none
Licensing Implications	none
Site Address	20 Shelburne Road N7 6DL
Proposal	Construction of single storey rear extension Refurbishment of existing first floor rear extension to include facing brickwork and new timber-framed windows, alteration to windows on first floor.

Case Officer	Ben Phillips
Applicant	Ms Galatia Sotirou
Agent	Bonnystreet Planning Limited

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1. Photo from rear

4. SUMMARY

- 4.1 It is considered that the proposed single storey rear extension is of an appropriate scale and design and will not have a detrimental impact on the character and appearance of the application property and terrace. It is also considered that the extension will not have a detrimental impact on the amenities of the neighbouring properties. The refurbishment of the existing first floor rear extension will improve its appearance and will not harm the amenities of any neighbour.
- 4.2 The application is before members for decision as the applicants are the parents of an Islington Council employee.

5. SITE AND SURROUNDING

- 5.1 The application relates to 20 Shelburne Road, a mid-terrace three storey single family dwelling.
- 5.2 The property is located within a residential area, and not in a Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal seeks planning permission for a single storey rear extension.
- 6.2 In addition, the existing two storey rear projection will be refurbished, so that the existing render will be replaced by facing brickwork (to match the rest of the property), along with making the roof good and replacing the existing fenestration with timber framed windows. The refurbishment will not extend this two storey projection in any way, and does not require planning permission (as the materials are similar to the original property). This is not therefore considered as part of this proposal.

6.3 The proposed flat roofed single storey extension will extend the full width of the property and project 1m to the rear (a total of 4.1m from the main rear wall). There remains a garden space of 75m².

7. RELEVANT HISTORY:

7.1 P2015/1525/FUL: Invalid application submitted to the council on the 13th for the:

Conversion of single dwelling house (C3) into 2 self-contained flats (1 x 3 Bedroom, 1 x 1 Bedroom) and refurbishment of existing rear extension to include facing brickwork and new timber-framed windows and doors.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 39 adjoining and nearby properties on the 6th of May. The public consultation of the application therefore expired on 27th of May, however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of the writing of this report 1 responses had been received from the public with regard to the application.

- Potential adverse impact of the development upon parking pressures and demand in the area. (See paragraph 10.6)
- Concerns over the conversion of the property into too large flats. (**Not being considered as part of this application but is subject of a different invalid application ref P2015/1525**)

Internal Consultees

8.3 none

External Consultees

8.5 none

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.

9.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

none

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:

- Design, Conservation and Heritage considerations
- Impact upon neighbouring amenity

Design, Conservation & Heritage Considerations

- 10.2 Policy DM2.1 states that all forms of development are required to be of high quality. The Urban Design Guide (2.5.2) states that where they can be neatly accommodated, there will normally be scope for lower ground or ground floor extensions beyond the line of the existing back addition providing sufficient garden space is retained.
- 10.3 The proposed flat roofed extension is limited in scale (1m depth) and will have not have a detrimental impact upon the existing character and appearance of the rear elevation. There remains sufficient garden space (approx. 75m²) for a family dwelling.
- 10.4 As such, it is considered that the proposed development has an acceptable impact upon the character and appearance of the existing dwelling and the wider terrace.

Impact upon neighbouring amenity

- 10.5 As stated above, the proposed single storey rear extension only projects to the rear by 1m over the existing rear projection and those of both neighbouring properties (Nos 18 and 22). Given this limited depth and single storey nature (eaves height 2.6m) of the extension it is not considered that the extension will have a detrimental overbearing or overshadowing impact upon any neighbour.

Parking and highway pressures

10.6 The proposed development before members does not involve the conversion of the existing dwelling and therefore there are no additional residential units being proposed. There are no proposed changes or adverse impacts on the existing parking arrangements around the site in this case.

11. SUMMARY AND CONCLUSION

Summary

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

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION

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

List of Conditions:

1	Commencement
	<p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Drawing Numbers
	<p>The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>RX-DWG-1, RX-DWG-2, RX-DWG-3, RX-DWG-4, RX-DWG-5, RX-DWG-6. Planning Statement (7th April), Site Location Plan.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Matching materials
	<p>The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable</p>

List of Informatives:

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.</p> <p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in 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.

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

7 London's living places and spaces

Policy 7.4 Local character

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

3. Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013,

none

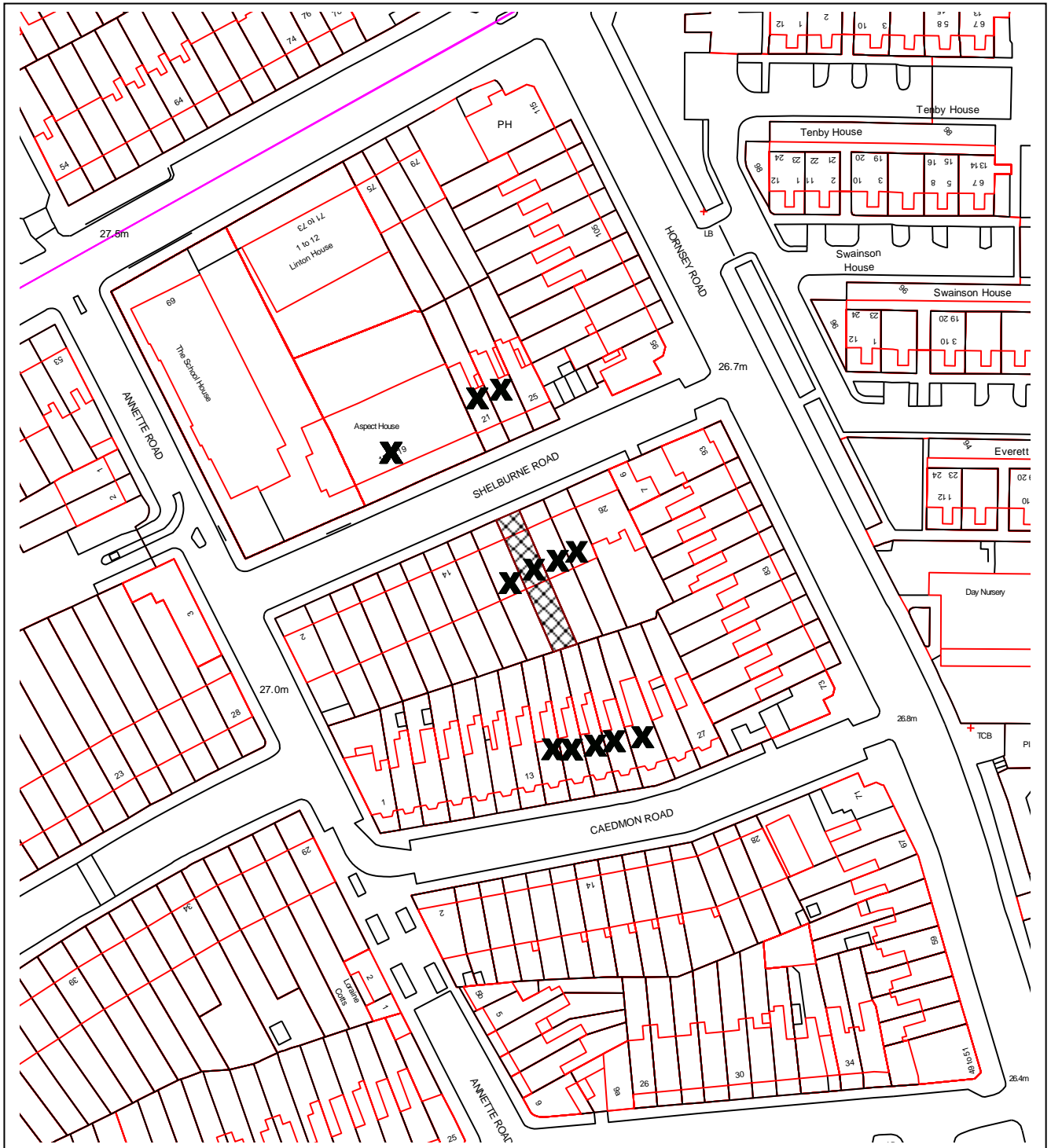
4. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Urban Design Guide

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Islington SE GIS Print Template



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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:	09 July 2015	NON-EXEMPT

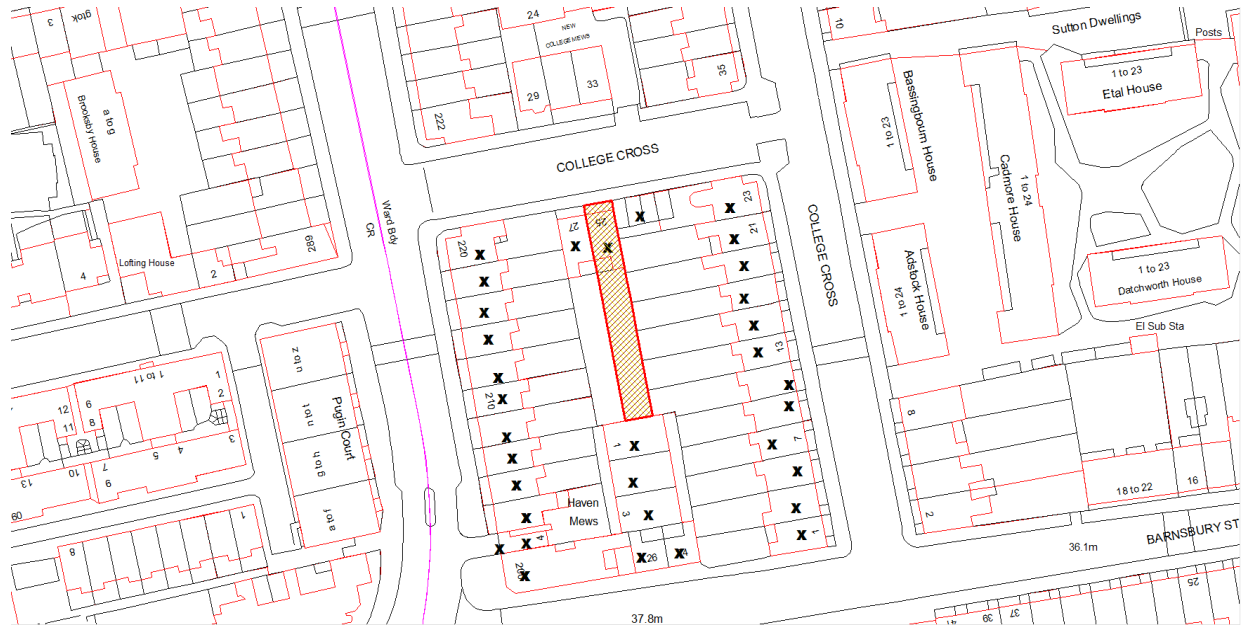
Application number	P2015/0349/FUL and P2015/0350/LBC
Application type	Full Planning (Householder) Application and Listed Building Application
Ward	St Mary's
Listed building	Grade II Listed
Conservation area	Barnsbury Conservation Area
Development Plan Context	Local Cycle Route
Licensing Implications	None
Site Address	25 College Cross, London N1 1PT
Proposal	Retention of an outbuilding at the end of the rear garden.

Case Officer	Sandra Chivero
Applicant	Mr Martin Needham
Agent	None

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission and listed building consent - subject to the conditions set out in Appendix 1, Appendix 2 and Appendix 3;

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE

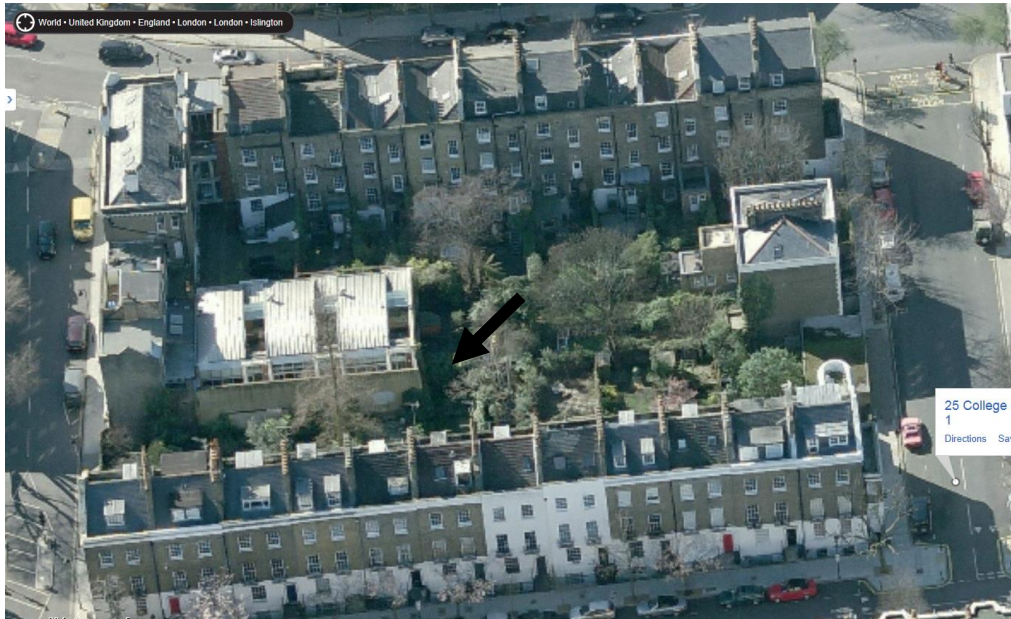


Image 1. Ariel view of the application site



Image: Photo of existing outbuilding



Image 2. View of existing outbuilding taken from the no. 25 College Cross

4. SUMMARY

4.1 The retention of an unauthorised timber clad out building positioned to the rear of the generous rear garden is considered not detract from the integrity of the listed building or the character and appearance of the conservation area. Concerns have been raised regard the proposal dominating views from neighbouring properties, noise disturbance and loss of light. However, the shed is not considered to adversely affect the amenity of the adjoining residential occupiers.

4.2 The outbuilding is modest in size, positioned at a distance in excess of 17m from the rear windows of the adjoining properties, is only 0.5m above the existing boundary wall and does not incorporate windows directly facing neighbouring properties. The proposal is therefore considered not to be overbearing when viewed from the neighbouring properties, not to result in material loss of light nor result in harmful overlooking to neighbouring properties. In addition, the outbuilding is for ancillary residential use and is therefore considered not to result in harmful noise disturbance to warrant a refusal of the application.

5. Site and Surrounding

5.1 The application site forms part of a pair of early C19. Terrace houses located on the south western side of College Cross. The building is Grade II listed and falls within the Barnsbury Conservation Area. The site backs on to the modern mews along Haven Mews and is bounded by a three storey listed Victorian residential terrace along College Cross to the east. The surrounding area is predominantly residential in character.

6. PROPOSAL (IN DETAIL)

- 6.1 The retention of a timber clad outbuilding at the end of the rear garden, approximately 3.5m wide, 2.5m deep and 2.15 high. The outbuilding incorporates a timber single hinged access door to the north elevation, three-leaf bi-folding doors and 2 no. full height fixed glazing to the north and west elevation.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

25 College Cross

- 7.1 March 2015: full planning application (Ref. P2015/0200/FUL) and Listed building consent (Ref. P2015/0245/LBC) were refused under delegated authority for the retention of an outbuilding at the end of the rear garden. The reason for refusal was as follows:

By reason of its size and scale the proposed single storey outbuilding over dominates the neighbouring garden at No. 208 Liverpool Road; harms the visual amenity of neighbouring properties and has an unacceptable negative impact on the special architectural and historic interest of the host and neighbouring listed buildings by virtue of its impact on the sense of openness of the rear gardens. The proposal is therefore considered to be harmful to the setting of the adjacent listed building as it will not preserve or enhance their significant and is harmful to the character and appearance of the conservation area. There are no public benefits proposed that outweigh the harm. The proposed works are therefore contrary to Policy 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework 2012, policy 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Sustaining and Enhancing the Significance of Heritage Assets) of the London Plan 2011 and Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011 and Policies DM2.1, DM2.3 and DM6.3 of the Islington Development Management Policies (2013); the Islington Urban Design Guide and the Barnsbury Conservation Area Design Guidelines.

25 College Cross

- 7.2 March 2013: Planning permission (Ref. P2012/0421/FUL) and listed building consent (Ref. P2012/0468/LBC) Granted for Demolition of the existing extension, construction of new full width extension at lower ground floor level and half width extension at ground floor level. Alterations to garden layout and steps to lower ground floor.
- 7.3 July 1996: listed building consent (Ref. 960881) approved for Elevational alterations to the rear of existing two storey extension.

ENFORCEMENT:

27 College Cross

- 7.4 E/2014/065 – Shed in Conservation Area Enforcement Case opened (01 October 2014).

25 College Cross

- 7.5 E/2014/0651 - Shed in Conservation Area Enforcement Case opened (01 October 2014).

PRE-APPLICATION ADVICE:

- 7.6 None

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 78 adjoining and nearby properties at Haven Mews, College Cross and Liverpool Road on 24 April 2015. A site notice and a press advert were displayed. The public consultation of the application expired on 21 May 2015, 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 writing this report a total of 4 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):

- Proposal contrary to policy (See paragraph 14.6, 14.7, 14.11)
- Proposal contravenes with technical guidance for permitted development and building regulations (See paragraph 14.12)
- Proposal would set an unwelcome precedent (See paragraph 14.13)
- Proposal dominates the view from neighbouring garden (See paragraph 14.8)
- Proposal far from host property but close to neighbouring property at no. 11 College Cross (See paragraph 14.9)
- Noise disturbance (See paragraph 14.10)
- Loss of light (See paragraph 14.8)
- Killing of vines and demolition of listed wall (See paragraph 14.14)
- Threatening behaviour and abuse (See paragraph 14.15)
- Improbable use of outdoor building as offices or further accommodation (See paragraph 14.16)
- Party wall (See paragraph 14.17)
- Buildings works (See paragraph 14.17)
- Not clear if materials are non-combustible (See paragraph 14.17)

8.3 Cllr Angela Picknell, Cllr Martin Klute and Cllr Nurullah Turan called in the application to be considered at committee.

External Consultees

8.4 None

Internal Consultees

8.5 **Design and Conservation Officer** made the following comments: The summer house is considered acceptable in principle as it is modest in size. The design of the summer house is not ideal and the colour currently very bright orange, but it is felt that the impact on the setting of the listed building could be improved if it was painted an appropriate colour. The Design and Conservation Officer further stated that they are happy to discuss colour options with the owner if required.

8.6 **Tree Preservation / Landscape Officer** stated that he could see no negative impact to the existing trees, as such had not objection to the proposal.

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.

10. National Guidance

10.1 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.

10.2 Since March 2014 Planning Practice Guidance for England has been published online.

10.3 Under the Ministerial Statement of 18 December 2015, the government seeks to increase the weight given to SuDS being delivered in favour of traditional drainage solutions. Further guidance from the DCLG has confirmed that LPA's will be required (as a statutory requirement) to consult the Lead Local Flood Authority (LLFA) on applicable planning applications (major schemes).

11. Development Plan

11.1 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report

12. Designations

12.1 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Grade II Listed Building
- Barnsbury Conservation Area
- Local cycle routes

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

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

14. ASSESSMENT

14.1 The main issues arising from this proposal relate to:

- Impact on the setting of the Grade II Listed Building
- Impact on the character and appearance of the Conservation Area
- Impact on the amenity of neighbouring properties

Design, Conservation and Heritage Considerations (including Archaeology)

14.2 Planning permission is sought for the retention of a timber clad outbuilding at the end of the rear garden, approximately 3.5m wide, 2.5m deep and 2.15 high. The outbuilding incorporates a single hinged timber front access door, three-leaf bi-folding doors to the front elevation and 2 no. full height fixed glazing to the front and side (west) elevation.

- 14.3 Whilst its design is not ideal, the outbuilding is modest in size (12.50sqm) and is be positioned at the end of a generous rear garden (140sqm) set against the backdrop of flank wall to Haven Mews, away from the listed building. This is less than 8.9% of the usable garden space. The overall acceptable height, footprint and set back from adjoining properties boundaries are considered to ensure that the development would have a neutral impact on the character and appearance the surrounding conservation area.
- 14.4 The small outbuilding is therefore considered acceptable in principle. A condition has been attached requiring the outbuilding to be painted an appropriate colour in order to minimise the outbuilding appearance when viewed from neighbouring properties. It is considered that with an appropriate dark coloured finish that the development would blend into its rear garden surrounds and remain a subservient and ancillary structure to the main dwelling in this case. Subject to conditions the outbuilding is considered not to adversely affect the character and the special architectural and historic interest of the listed building and the listed terrace. Sufficient garden is considered to remain and therefore there is no harm to the character or appearance of the conservation area in terms of the impact on the spatial quality.
- 14.5 A recent refusal on an adjoining property at 27 College Cross dated 20th March 2015 was for a deeper and wider rear outbuilding. The neighbouring refused outbuilding at 27 Cross Street measures 2.59 metres in height sloping down to 2.54 metres at the front, 4.64 metres wide and 3.59 metres in depth. The refused outbuilding is 1.19 metres deeper, 1.24 metres wider and 0.44 metres higher than the current proposal before members. The current application at this address is considered to be crucially of a lesser and modest scale and subject to the final colour finish of the development is considered to not form an over dominant or visually harmful feature when viewed from the rear gardens of the host and adjoining properties in this case.
- 14.6 The scheme is therefore considered to accord with Policy 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework 2012, policy 7.8 (Sustaining and Enhancing the Significance of Heritage Assets) of the London Plan 2011 and Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of Islington's Core Strategy 2011 and Policies DM2.1 and DM2.3 of the Islington Development Management Policies (2013); the Islington Urban Design Guide and the Conservation Area Design Guidelines.
- 14.7 The Tree Officer did not raised any concerns and the proposal is considered not to have a negative impact to the existing trees. The works therefore accord with policy DM6.5 of the Development Management Policies which requires development to minimise any impacts of trees.

Neighbouring Amenity

- 14.8 Concerns have been raised regarding the proposal dominating views from neighbouring gardens and resulting in loss of light. The outbuilding is modest in size, positioned at a distance of 17m from the nearest rear windows of the adjoining properties, is only 0.5m above the existing boundary wall and does not incorporate windows directly facing neighbouring properties including nos. 11 and 13 College Cross. The proposal is therefore considered not to be overbearing when viewed from the neighbouring properties including no 11 College Cross, not to result in material loss of light to neighbouring properties nor result in harmful overlooking to these properties.
- 14.9 Concerns have also been raised regarding the outbuilding being located far from the host property but close to the neighbouring property at no. 11 College Cross. The outbuilding is closer to no. 11 College Cross, as it has a smaller rear garden. In the context of the main property the out building is considered to be appropriately positioned at the end of the garden and against the blank flank wall to Haven Mews. The overall footprint, height and massing of the

development are not considered to have any material adverse impact on the amenity levels of adjoining occupiers in terms of loss of light/daylight, outlook, privacy issues or any undue increase in enclosure and under these circumstances it would be difficult to withhold planning permission for these reasons.

- 14.10 Further concerns have been raised regarding noise disturbance. The outbuilding is for ancillary residential use. It is therefore considered not to result in harmful noise disturbance to warrant a refusal of the application. There is no separate access to the site other than to enter through nos. 25 and it could not be used separately because of this arrangement.
- 14.11 Overall the outbuilding is considered not to prejudice the residential amenity of neighbouring properties. It is therefore considered to accord with policy DM2.1 of the development Management Policies which requires development to safeguard the residential amenity of neighbouring properties.

Other Matters

- 14.12 Concerns have been raised regarding the proposal contravening with technical guidance for permitted development and building regulations. The applicant submitted full planning and listed building applications. The technical guidance for permitted development therefore does not apply in this instance. Building regulations issues are dealt with by Building Control.
- 14.13 Objections have been raised stating that the application would set an unwelcome precedent. Each application is assessed on its own merits. The proposal is therefore considered not to set a precedent similar development in the future.
- 14.14 Concerns have also been raised regarding the killing of vines and the demolition of listed wall. Preservation Orders only apply to trees in conservation area. The Council therefore do not have policies seeking the retention and protection of vines. The current application only relates to a free standing out building and the demolition of the listed wall is not a part of the current proposal. In any case the demolition of this wall has been brought to the attention of the Enforcement Team to investigate further.
- 14.15 Threatening behaviour and abuse are not material planning considerations.
- 14.16 Further, concerns have been raised regarding improbable use of outdoor building as offices or further accommodation. The use of the outbuilding ancillary to the main house is considered acceptable in principle.
- 14.17 The concerns raised regarding party wall issues, buildings works and if the materials are non-combustible are non-material planning considerations but are dealt with under different legislation. The application therefore could not be refused for this reason.

15. SUMMARY AND CONCLUSION

Summary

- 15.1 The outbuilding is considered to be of an appropriate size and location so as not to harm the setting of the Grade II Listed building. A condition has been attached requiring the outbuilding to be painted an appropriate colour in order to minimise the outbuilding appearance when viewed from neighbouring properties.
- 15.2 The outbuilding is modest in size, positioned at a distance in excess of 17m from the rear windows of the adjoining properties, is only 0.5m above the existing boundary wall and does not incorporate windows directly facing neighbouring properties. The proposal is therefore

considered not to be overbearing when viewed from the neighbouring properties, not to result in material loss of light nor result in harmful overlooking to neighbouring properties. In addition, the outbuilding is for ancillary residential use and is therefore considered not to result in harmful noise disturbance to warrant a refusal of the application.

16. Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Plan; Design; Access and Statement; 001, 002, 003,004, 005, 006, 007; Photo.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Colour scheme for the summer house
	<p>CONDITION: Notwithstanding the plans hereby approved details of an appropriate colour scheme for the summer house shall be submitted to, and approved by, the Local Planning Authority prior to the relevant works commencing.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset</p>

List of Informatives:

1	POSITIVE STATEMENT
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>

APPENDIX 2 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of Listed Building Consent be subject to **conditions** to secure the following:

List of Conditions:

1	Commencement 3 YEAR CONSENT PERIOD FOR LBC and CAC: The works hereby permitted shall be begun not later than three years from the date of this consent. REASON: To comply with the provisions of Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	All external and internal works to match (Compliance) ALL EXTERNAL AND INTERNAL WORKS TO MATCH (COMPLIANCE): All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter. REASON: In order to safeguard the special architectural or historic interest of the heritage asset.

List of Informatives:

4	POSITIVE STATEMENT To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.
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APPENDIX 3: 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.

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

7 London's living places and spaces

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.3 Heritage

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

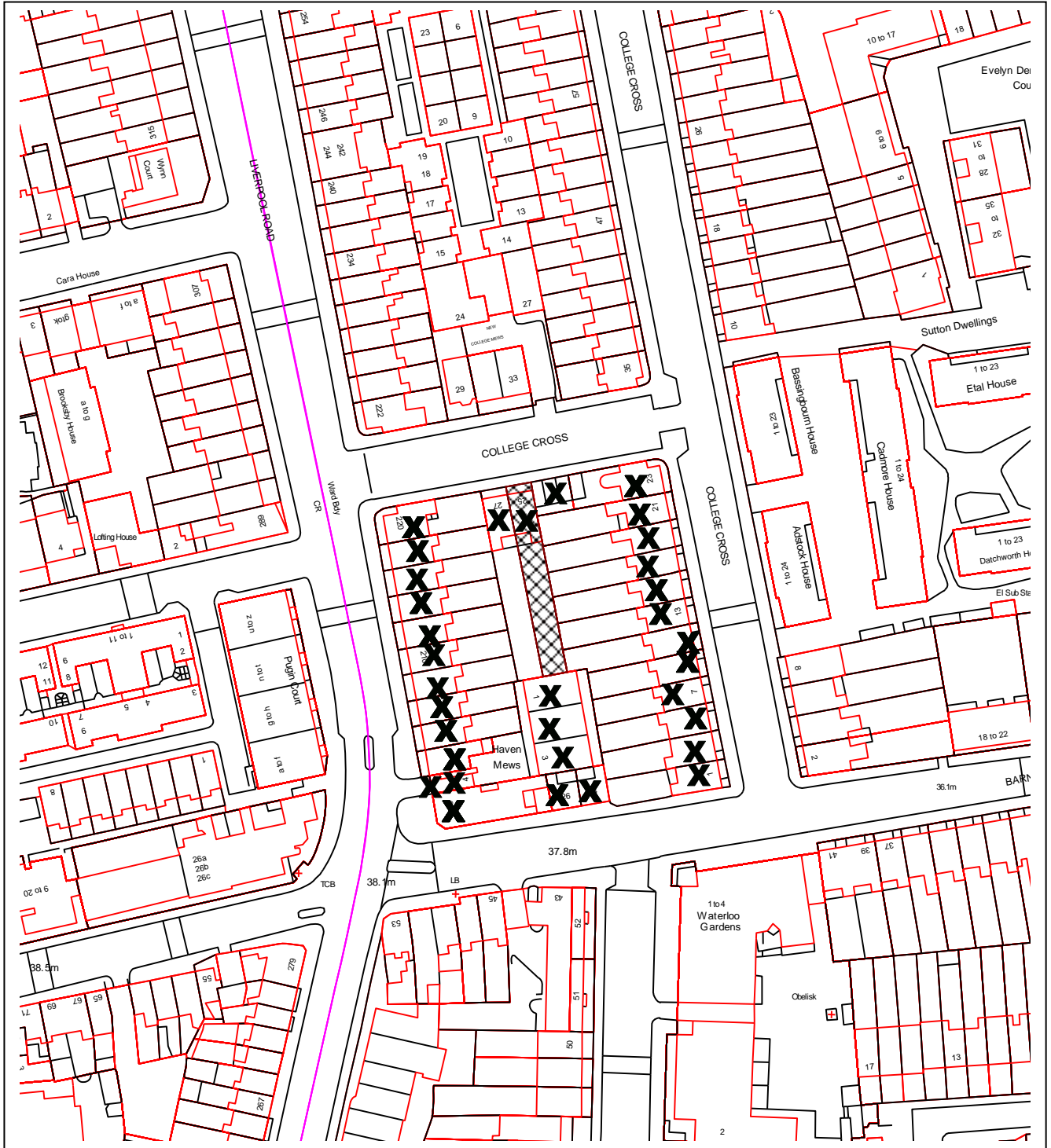
The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Conservation Area Design Guidelines
- Urban Design Guide

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Islington SE GIS Print Template



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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:	09 July 2015	NON-EXEMPT

Application number	P2015/1412/FUL
Application type	Full Planning Application
Ward	Caledonian
Listed building	Grade II Listed Building
Conservation area	Barnsbury
Development Plan Context	Core Strategy Key Area 6 – Kings Cross and Pentonville Road; Local Shopping Areas – Caledonian Road (Central)
Licensing Implications	None
Site Address	382 Caledonian Road London N1 1DY
Proposal	Retention of the existing shop (A1 Use) at ground floor level; erection of a two-storey extension at rear basement and ground floor levels (with associated terrace at rear ground floor level) and change of use of the rear basement level from ancillary retail floor space (A1 Use) to a one-bed maisonette (C3 Use) at basement and ground floor level; lowering of the rear garden level; lowering of vaults and old lightwell and conversion to create addition retail floor space (A1 Use), including installation of a new shopfront and installation of replacement timber sash windows to the front and rear elevations.

Case Officer	Sandra Chivero
Applicant	Mr Warren Hyams
Agent	David Crosthwait – Lipton Plant

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Aerial view of the site.



View to the rear of the site.

4. SUMMARY

- 4.1 The re-provision of retail floor space and the amendment to the scheme to secure associated retail storage space is considered acceptable and is not considered to have a detrimental impact on the vitality and vibrancy of the retail unit and the local shopping parade. The amended residential accommodation is considered to be on balance satisfactory and would accord with relevant policies.

- 4.2 Whilst, the two-storey extension is not ideal in design terms, there are examples of full or near full width two-storey extension within this section of the terrace. In light of the surrounding context, the principle of a two-storey extension is considered acceptable at this location. In addition, the proposed heritage benefits including installation of timber sash window and the traditional timber shopfront is considered to outweigh harm caused by the rear extension. Overall, the proposed development is considered to have a neutral to positive impact on the character and appearance of the host property and wider conservation area setting.
- 4.3 A viability assessment was provided to demonstrate that the full affordable housing contribution would not be viable. The independent surveyor provided a report concluding that the scheme cannot support any affordable housing contribution.
- 4.4 The proposed development is not considered to have any material adverse impacts on adjoining residents' amenity levels.

5. SITE AND SURROUNDING

- 5.1 The property is a mid-terrace three-storey property comprising of commercial unit at ground floor level and residential flats above. The site is in a terrace of 8 similar properties fronting onto Caledonian Road.
- 5.2 The building is not listed but it is located within the conservation area and is also located within a local shopping parade. Currently the rear of the property comprises a valley roof at second floor with a front parapet wall facing Caledonian Road.

6. PROPOSAL (IN DETAIL)

- 6.1 The original submission proposed to retain the existing shop (A1 Use) at ground floor level; erect a two-storey extension at rear basement and ground floor levels (with associated roof terraces) and change of use at basement level from ancillary retail floor space (A1 Use) to create a two-bed maisonette (C3 Use) at basement and ground floor levels; lowering of the rear garden level and associated alterations to the shopfront.
- 6.2 Amended drawings were received and the application was reconsulted upon for a period of 14 days from the 27th of May ending on the 17 of June. The amended scheme is as follows:
- 6.3 Retention of the existing shop (A1 Use) at ground floor level; erection of a two-storey extension at rear basement and ground floor levels (with associated terrace at rear ground floor level)
- First floor rear terrace omitted
 - Change of use of only the rear basement level from ancillary retail floor space (A1 Use) to residential accommodation (C3 Use)
 - Creation of a one-bed maisonette (C3 Use) at basement and ground floor level instead of a two-bed maisonette
 - Lowering of vaults and old lightwell and conversion to create addition retail floor space (A1 Use)

- The existing retail floor space including ancillary storage is 65.83sqm which is the same amount of floor space as the resulting retail floor with ancillary storage
- Installation of a new traditional timber shopfront
- Installation of replacement timber sash windows to the front and rear elevations

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 May 2015: Planning permission (Ref. P2015/1411/FUL) Granted for Erection of Mansard roof extension to enlarge existing upper floor maisonette.
- 7.2 February 2007: Advertisement Consent (Ref. P070196) Refused for Outside display of an internally illuminated static double sided advertising unit on pavement outside number 382. Subsequent appeal dismissed.
- 7.3 276 Caledonian Road: June 2012: Appeal (Ref. APP/V5570/A/12/2168332/NWF) for the non-determined application (Ref. P112405) for Refurbishment and conversion of a vacant retail unit to provide a shop and two 1-bedroom flats – ALLOWED.

ENFORCEMENT:

- 7.4 January 2007: Enforcement Case (Ref. E06/02688) re. 6 Sheet freestanding advertisement Closed.

PRE-APPLICATION ADVICE

- 7.5 None

8. CONSULTATION

Public Consultation

- 8.1 Two consultations were carried out. Originally consultation letters were sent to occupants of 24 adjoining and nearby properties along Caledonian Road, Offord Road and Huntingdon Street on 23 April 2015. A site notice and a press advert were also displayed. The application was reconsulted upon for a period of 14 days from the 27th of May ending on the 17 of June, 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 writing of this report a total of 5 objections (including one response from Cllr Rupert Perry) 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):
- Unacceptable design (See paragraphs 10.8 – 10.14)
 - Impact on the Conservation Area (See paragraph 10.11, 10.12, 10.13)
 - Impact on the appearance of the shopfront (See paragraph 10.12, 10.14)
 - Contrary to policies and guidance (See paragraph 10.4, 10.7, 10.13, 10.14, 10.18, 10.20, 10.21)
 - Loss of privacy and noise disturbance (See paragraph 10.15 – 10.18)

- Impact of the viability of the commercial unity (See paragraph 10.5, 10.6, 10.7)
- Poor quality Basement accommodation (See paragraph 10.19- 10.25)
- Party wall issues (See paragraph 10.29)
- Basement excavation (See paragraph 10.28)

8.3 Cllr Rupert Perry and Cllr Paul Convery have requested the application to be heard at committee.

Internal Consultees

8.4 **The Access Officer** commented that ideally, there should be living/dining space and a WC at the entrance level. They stated that the entrance to the commercial unit incorporating level access appears to be satisfactory.

8.5 **The Design and Conservation Officer** commented that the fully glazed stall riser is unacceptable; the black cedar cladding and excessively large contemporary style openings fail to be adequately contextual; the conversion of the window to a door at 1st floor level is unacceptable as it harms the original fenestration pattern to the rear elevation; the creation of a terrace at this high level is also unacceptable as it detracts from the rear elevation and would lead to visual clutter.

8.6 The Officer further stated that the proposed rear extension failed to comply with the IUDG and the CADG as it is full-width and two-storeys and obscure the principal window to the principal floor however, acknowledged surrounding context with examples of full width and near full width extensions at rear ground floor level.

8.7 The Design and Conservation Officer also recommended provision of heritage benefits of installation of a new traditional timber shopfront and sash windows to offset the harm

8.8 **The Environmental Health Officer** commented that the dwelling may have inadequate natural lighting. It was further highlighted whilst there is no objection to the application, should planning permission be granted a condition suggested requiring the applicant to submit further evidence of daylight levels to be expected in the basement level bedrooms.

8.9 **The Public Protection Officer** commented that the only issue they have is with the age of the property that the flooring between the ground floor and the proposed basement residential is likely to have poor sound insulation properties. A condition requiring sound details between the new residential unit and the commercial unit to be submitted and approved in writing by the Local Planning Authority.

8.10 **The Development Viability Officer** commented that the residential element is a large proportion of development value for the scheme, its reduction will generally have a negative impact on the viability. Residential have been valued at £7,750 per sqm and Retail at £4,655 per sqm respectively.

8.11 The Development Viability Officer further commented that whilst there is a reconfigured retail space in the new proposal, it looks like there has been a reduction of 30sqm from Flat Two which takes a notable value out of the scheme.

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.

9.3 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

9.4 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

9.5 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Core Strategy Key Area 6 – Kings Cross and Pentonville Road
- Barnsbury Conservation Area
- Local Shopping Areas – Caledonian Road (Central)
- Local view from Archway Road
- Local view from Archway Bridge
- Site within 100m of a SRN Road

Supplementary Planning Guidance (SPG) / Document (SPD)

9.6 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 (Land Use)
- Design and conservation impacts
- Neighbouring Amenity
- Internal living environment and residential standards

Land-use

- 10.2 It is proposed to retain the retail unit at ground floor level and ancillary storage at front basement level, including the re-provision of the rest of the ancillary storage within the converted front lightwell and vaults.
- 10.3 It is further proposed to create a one-bed flat to the converted rear basement level and new extension at rear basement and ground floor level. The principle of residential use in the original area of storage which is re-provided elsewhere is considered to be acceptable.
- 10.4 Whilst the basement floor level is identified in the submission as residential accommodation (C3 Use), this use has not been authorised by planning consent, the proposal is assessed in the context of a loss of A1 floorspace and assessed against the relevant planning policies. Development Management Policies DM4.1 (Maintaining and promoting small and independent shops) and DM4.6 (Local Shopping Areas) are pertinent in this respect.
- 10.5 Amended plans were required to overcome the policy objections to the loss of retail floorspace in the absence of marketing information. The amended plans re-provided the retail storage space in the front area at basement level in the vaults and lightwell. This amendment is considered to be acceptable and directly addresses any previous policy concerns regarding the unjustified loss of retail space within the submitted application.
- 10.6 The storage space lost at the rear basement level would be reprovided to the converted vaults and old lightwell. The re-provision of retail floor space and associated storage is considered acceptable and would accord with DM4.1 which seeks to protect small and independent shops. The policy sets out that *“the council views the retention of small and independent shops as a baseline and places great weight on the need to retain any shops which currently or potentially could be utilised by small and independent retailers.”*
- 10.7 The proposal would further accord with Policy DM 4.6 which seeks to protect retail units *“within the Local Shopping Area, which maintains and enhances the retail and service function of the Local Shopping Area” as in this instance.* There is no in principle objections to the proposed land uses within this application.

Design, Conservation and Heritage Considerations

- 10.8 The external alterations previously comprised of the erection of a two storey extension with roof terraces at rear ground and first floor levels; replacement of window opening at rear first floor level with access door to the new terrace; alterations to the shopfront and lowering of the rear garden level.
- 10.9 Concerns were raised regarding the proposed rear extension failing to comply with the requirements of the IUDG and the CADG as the two storey element is more than half width; The conversion of the window to a door at 1st floor level harming the original fenestration pattern to the rear elevation; and the creation of a terrace at a this high level detracting from the rear elevation and would lead to visual clutter. Amended drawings were received showing the removal of a rear first floor roof terrace and rear first floor level window to overcome the objections.

- 10.10 Whilst the two-storey extension is not ideal in design terms, there are examples of full or near full width two-storey extensions within this section of the terrace to which the application site belongs, the examples include the adjoining properties at nos. 380 and 384 Caledonian Road. In light of the surrounding context it is considered that the upper part of the extension does not cause any material visual harm such that the council could reasonably warrant the refusal of the application on these grounds. The immediate examples of large rear additions surrounding the property are material considerations in this case and are considered to add significant weight to the acceptability of the proposed rear extensions within this submission. Design and Conservation acknowledge this context and the difficulties of demonstrating the harm of a full width extension in this context.
- 10.11 In addition, the applicant was encouraged to provide heritage benefits including replacing the inappropriate modern windows with timber sash windows and replacing poor quality shopfronts with high quality traditional timber shopfronts to help improve the quality of the scheme and offset the elements which do not comply with policy or guidance. Amendments were proposed a new traditional timber shopfront and sash windows. These are significant heritage benefits linked to the scheme which are considered on balance to outweigh some of the identified harm in relation to the scale of the proposed rear extensions.
- 10.12 Due to materials, design and appearance the new sash windows and shopfront are considered to enhance the architectural character of the host Victorian building and the character and appearance of the surrounding Barnsbury Conservation Area especially when seen from the public realm. This would be consistent with policies DM2.3 and DM4.8 of the Development Management Policies. These works would further accord with guidance contained within the Conservation Area Design Guideline, the Islington Urban Design Guide and the Islington Shopfront Design Guidelines.
- 10.13 The shopfront would incorporate level threshold, this is considered to provide satisfactory access for people with mobility issues in line with the requirements of policy DM2.2 of the Development Management Policies.

Neighbouring Amenity

- 10.14 Whilst there would be views from neighbouring properties, the proposed extension and roof terrace at rear ground floor level would not be located adjacent to habitable room windows to neighbouring and adjoining properties and are therefore considered not to result in harmful loss of light, outlook or privacy to neighbouring properties.
- 10.15 The omission of the rear first floor balcony is considered to address overlooking to neighbouring properties.
- 10.16 Concerns were also raised regarding the roof terrace resulting in noise nuisance. It is now only proposed to create a single roof terrace at rear ground floor level, the roof terrace at rear first floor has been deleted. This would be for residential use and is not considered to cause harmful noise and disturbance to warrant a refusal of the application.
- 10.17 Overall, the proposal is considered to accord with policy DM2.1 which requires development to provide good level of amenity including consideration of noise, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.

Quality of Resulting Residential Accommodation

- 10.18 It was previously proposed to create a two-bed maisonette with bedroom one being positioned at front basement level and incorporated windows opening a paved-over front lightwell and a small line of rooflight. This resulted in no outlook, inadequate light levels and no provision of natural ventilation to the habitable room.
- 10.19 The amended drawings showed the very small bedroom to the front basement level omitted from the proposal. This has now overcome the Environmental Health Officer's objection on inadequate daylight levels. It is now proposed to create a single person one-bed maisonette with a gross internal area of 39.74sqm. This would be inline with Development Management Policies document which requires which requires provision Gross Internal Area of 37sqm for a single person one-bed flat. It is noted that council's policy DM 3.4 details that studio/single bed units are only permitted in exceptional circumstances where a larger unit is not possible or this would result in a better aspect.
- 10.20 Whilst single person, one bed flats are very unusual, it is considered that the need to maintain the existing retail floorspace and erect appropriately designed and scaled rear extensions for the development have restricted the ability of the site to create a larger unit in this case. Therefore the creation of a smaller 1 single bedroom unit is on balance considered to be acceptable.
- 10.21 The outdoor amenity space would be 18.25sqm and this would meet the requirements of policy DM3.5 of the Development Management Policies which stipulates that the minimum requirement for private outdoor space is 15m² on ground floors for 1-2 person dwellings.
- 10.22 Whilst the resulting residential flat would be single aspect the habitable rooms are considered to have adequate outlook and daylight levels for a unit of this type and scale. On balance, the proposal which in all other aspect is satisfactory is therefore considered to be acceptable.
- 10.23 Attention is also drawn to the allowed appeal at no 276 Caledonian Road which related to the non-determined application for the refurbishment and conversion of a vacant retail unit to provide a shop and two 1-bedroom flats at rear ground floor level and basement level. The bedrooms at the rear of the flats were proposed to be lit by an internal lightwell and the living rooms were proposed to have an open garden aspect with floor to ceiling glazing at the rear. The Inspector stated that he could see no persuasive evidence that the outlook from any of the rooms including bedrooms opening up into the rear garden would be unacceptable. The Inspector concluded that no harm would be caused to the living conditions of prospective residents of the 2 flats in respect on the amount of internal living space and outlook.
- 10.24 While every planning case should be assessed on its merits, it is considered that the number of existing lawful flats at lower ground and ground floor levels within this section of Caledonian Road and recent appeal decisions are material considerations which weigh in favour of the proposed scheme in this case.
- 10.25 Ideally, as noted by the Accessibility Officer there should be living space and a WC at the entrance level, property is a conversion and the residential floor space at ground

floor level is not adequate to provide living space and WC given the policy requirements to retain the retail floorspace at ground floor level.

- 10.26 Concerns were also raised regarding age of the property that the flooring between the ground floor and the proposed basement residential likely to have poor sound insulation properties. A condition has therefore been recommended full particular and details of a scheme for sound insulation between the new residential unit and the commercials unit to be submitted to and approved in writing by the Local Planning Authority.

Affordable Housing and Financial Viability

- 10.27 A viability assessment was submitted to demonstrate that the full contribution is not viable. The independent surveyor provided a report concluding that the scheme cannot support any affordable housing contribution.
- 10.28 The Council's Development Viability Officer further looked at the assessment and commented that the residential element is a large proportion of development value for the scheme, its reduction to facilitate retention of retail floorspace will generally have a negative impact on the viability. It was further commented that, whilst there is a reconfigured retail space in the new proposal, it looks like there has been a reduction of 30sqm which takes a notable value out of the scheme.
- 10.29 The overall conclusion of the independently assessed viability report was that no small sites contribution could be supported in this particular scheme.

Sustainability

- 10.30 Excavation would largely take place within the footprint of the main property, under the paved over lightwell and the vaults. The proposal would not result in a significant loss of outdoor open space. It is therefore considered that the proposal would not result in harmful impact on the drainage and biodiversity, nor would the excavation of the lightwells and vaults affect the amenity of adjoining occupiers.

Other Matters

- 10.31 The concerns raised regarding party wall issues are not a material planning consideration and the Party Wall Act which deal the these civil matters. The application therefore could not be refused for this reason.

11. SUMMARY AND CONCLUSION

- 11.1 The re-provision of retail floor space and associated storage space and associated storage is considered acceptable and policy compliant. The resulting residential accommodation is considered satisfactory within this constrained context and would on balance accord with relevant policies.
- 11.2 Whilst, the two-storey extension is not ideal, there are examples of full or near full width two-storey extension with this section of the terrace. In light of the surrounding context, the principle of a two-storey extension is considered acceptable in principle at this location. In addition, the proposed heritage benefits including installation of

timber sash window and the traditional timber shopfront are considered to go some way to outweigh the harm caused.

- 11.3 A viability assessment was provided to demonstrate that the full affordable housing contribution would not be viable. The independent surveyor provided a report concluding that the scheme cannot support any affordable housing contribution. The Council's Development Viability Officer stated that the reduction of the residential element will generally have a negative impact on the viability of the scheme as a whole and agreed with the independent surveyors conclusions.

Conclusion

- 11.4 It is 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	<p>Commencement</p> <p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5)</p>
2	<p>Approved plans list</p> <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>412.(1).0.000, 412.(1).0.001, 412.(1).0.002, 412.(1).0.003, 412.(1).0.004, 412.(1).0.005, 412.(1).0.006, 412.(1).0.007, 412.(1).0.008, 412.(1).0.009, 412.(1).0.010; 412.(1).1.001Rev.A, 412.(1).1.002Rev.A, 412.(1).1.003Rev.B, 412.(1).1.004Rev.A, 412.(1).1.005; 412.(1).2.001Rev.B, 412.(1).2.002Rev.C; 412.(1).3.001Rev.A, 412.(1).3.003</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials to Match (Compliance)</p> <p>CONDITION: All enhancements/heritage benefits (which help weigh in favour of the approved scheme) shall be undertaken prior to occupation of the building. For the avoidance of doubt these primarily considered to be:</p> <ul style="list-style-type: none"> - The new traditional timber shopfront - The new traditional timber sash windows <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
4	<p>Materials to Match (Compliance)</p> <p>CONDITION: The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
5	<p>Sash widows</p> <p>CONDITION: All new sash windows shall accurately replicate, in terms of material, profile and detailing, the original windows surviving to the terrace. They shall be painted timber, double-hung sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 12mm (4mm glass: 4mm gas: 4mm glass) in total thickness. No trickle vents or</p>

	<p>metallic/perforated spacer bars are permitted.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
6	Details/samples of the new traditional timber shopfront
	<p>CONDITION: The following shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing: Details/samples of the new traditional timber shopfront</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
7	Sound Insulation (Details)
	<p>Full particulars and details of a scheme for sound insulation between the proposed basement residential and ground floor commercial use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To secure an appropriate internal residential environment</p>
8	Car free development restriction
	<p>Car-Free Development: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents parking permit except:</p> <ul style="list-style-type: none"> i) In the case of disabled persons; ii) In the case of units designated in this planning permission as non car free; or iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.

List of Informatives:

1	Car free development
	<p>You are advised that this permission has been granted subject to a condition securing that all new residents of the development shall not be eligible for parking permits in the area.</p>
2	Community Infrastructure Levy (CIL) (Granting Consent)
	<p>INFORMATIVE: Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will</p>

	<p>then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</p> <p>Pre-Commencement Conditions: These conditions are identified with an 'asterix' * in front of the short description. These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of these unidentified pre-commencement conditions have been discharged.</p>
3	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. 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>
4	Roller Shutters
	<p>ROLLER SHUTTERS</p> <p>The scheme hereby approved does not suggest the installation of external rollershutters to any entrances or ground floor glazed shopfronts. The applicant is advised that the council would consider the installation of external rollershutters to be a material alteration to the scheme and therefore constitute development. Should external rollershutters be proposed a new planning application must be submitted for the council's formal consideration.</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.

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

3 London's people

Policy 3.5 Quality and design of housing developments

4 London's economy

Policy 4.7 Retail and town centre development

Policy 4.8 Supporting a successful and diverse retail sector

Policy 4.9 Small shops

6 London's transport

Policy 6.13 Parking

7 London's living places and spaces

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

Policy 8.4 Monitoring and review for London

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS6 (King's Cross)

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

Policy CS12 (Meeting the Housing Challenge)

Policy CS13 (Employment Spaces)

Policy CS14 (Retail and Services)

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)

Shops, culture and services

DM4.1 Maintaining and promoting small and independent shops

DM4.6 Local shopping Areas

DM4.8 Shopfronts

Employment

DM5.2 Loss of existing business floorspace

DM5.4 Size and affordability of workspace

Transport

DM8.5 Vehicle parking

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

The following SPGs and/or SPDs are relevant:

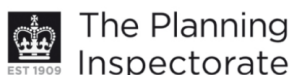
Islington Local Plan

- Environmental Design
- Small Sites Contribution
- Accessible Housing in Islington
- Conservation Area Design Guidelines
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Housing
- Sustainable Design & Construction

APPENDIX 3: APPEAL STATEMENT



Appeal Decision

Site visit made on 18 April 2012

by Sue Glover BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 June 2012

Appeal Ref: APP/V5570/A/12/2168332

276 Caledonian Road, London N1 1BA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mrs Kiyoko Ito Mustafa against the Council of the London Borough of Islington.
 - The application Ref P112405 is dated 17 October 2011.
 - The development proposed is the refurbishment and conversion of a disused retail unit into a mix use scheme, comprising a shop and 2 one bedroom flats.
-

Decision

1. The appeal is allowed and planning permission granted for the refurbishment and conversion of a disused retail unit into a mix use scheme, comprising a shop and 2 one bedroom flats at 276 Caledonian Road, London N1 1BA in accordance with the terms of the application, Ref P112405 dated 17 October 2011, subject to the Schedule of Conditions set out in the Annex to this decision.

Main Issues

2. The main issues are the effect on the:
 - vitality of the street scene on account of a proposed reduction in size of the retail unit
 - living conditions of prospective residents of the 2 flats in respect of the amount of internal living space and outlook
 - living conditions of the residents of the basement flat in respect of privacy.

Reasons

Vitality of the street scene

3. The ground floor retail unit, which has been vacant for some time, would be reduced in size to make it more compact and affordable. The basement would be opened up to create a split level unit with the potential for additional retail and storage space below. A similar layout was created at the retail unit next door at no. 274, which I am informed was let on completion.

4. Although there are some retail vacancies nearby, the shopping centre appears to be a lively, thriving and vital area. The renovation of the appeal property and its re-use as a retail unit, albeit smaller in scale, would contribute to the liveliness and vitality of the street scene. I therefore find no conflict with the objectives of Policy CS 6 of the Core Strategy and Saved Policy S31 of the Unitary Development Plan 2002 (UDP).

Internal space and outlook at the 2 flats

5. The appellant indicates that the 2 flats are intended to be occupied by a single person only. I have no alternative evidence that they would be 2 person units as suggested by the Council. As one person flats each with an internal floor space of some 44 square metres they would exceed the internal floor space guidelines set out in Table 3.3 of The London Plan and the Planning Standards Guidance, Supplementary Planning Guidance (SPG). Furthermore, the rooms are well-proportioned, do not appear cramped and there would be external garden space for each of the flats in excess of the guidelines. The residents of the maisonette above would retain access to the large roof terrace.
6. The bedrooms at the rear of the flats would be lit by an internal light well, providing natural light and ventilation. The light well would have floor to ceiling glazing on 3 sides so that there would be views from the bedroom across the light well into the living room beyond, so increasing the outlook from the rear bedrooms. The living rooms would have an open garden aspect with floor to ceiling glazing at the rear. There is the intention of opening up the 4th wall of the light well linking into the adjoining open space at no. 274, so further improving the light and outlook in the rear bedrooms.
7. Taking into account these matters, I find no persuasive evidence that there would be substandard accommodation at the 2 flats, or that the outlook from any of the rooms would be unacceptable. There would be no harm to the living conditions of prospective residents of the 2 flats in respect of the amount of internal living space and outlook. In this respect there is no conflict with the objectives of CS Policy CS 12, UDP Policies H3, H7 and H10, and the guidelines in the London Plan and the SPG.

Privacy at the basement flat

8. There would be close views from the rear external staircase into the rear window of the basement flat, but I am satisfied that a condition could be imposed to erect a privacy screen to prevent any unacceptable overlooking. There would therefore be no material harm to the living conditions of the residents of the basement flat in respect of privacy and no conflict with UDP Policy D3.

Other matters

9. In reaching my decision I have had regard to the fact that Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The repair and re-statement of the original shop front would make a positive contribution to the character and appearance of Barnsbury Conservation Area. There is a mix of development at the rear of the terrace including some modest sized contemporary additions. The proposal has a contemporary feel but it is small scale, subordinate and in keeping with other development nearby.

10. I am therefore satisfied that the proposal would have no material effect on Barnsbury Conservation Area, and that its character and appearance would be preserved. A requirement for yellow stock brick on the rear extension would detract from the contemporary feel of this part of the proposed conversion and is unnecessary.
11. The proposal would create a mix of unit sizes and uses in the building. Storage for refuse and recycling facilities is indicated on the submitted drawings. I have considered all other matters raised, but I find none that warrant dismissal of this appeal. I have considered all the policies in the National Planning Policy Framework (NPPF) in the light of the submissions for this appeal, but the NPPF does not alter my conclusions.
12. I have imposed conditions in respect of new windows on the upper parts of the building to ensure a satisfactory finished appearance. There is also a condition requiring details of a privacy screen to prevent unacceptable overlooking. Otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning.

Sue Glover

INSPECTOR

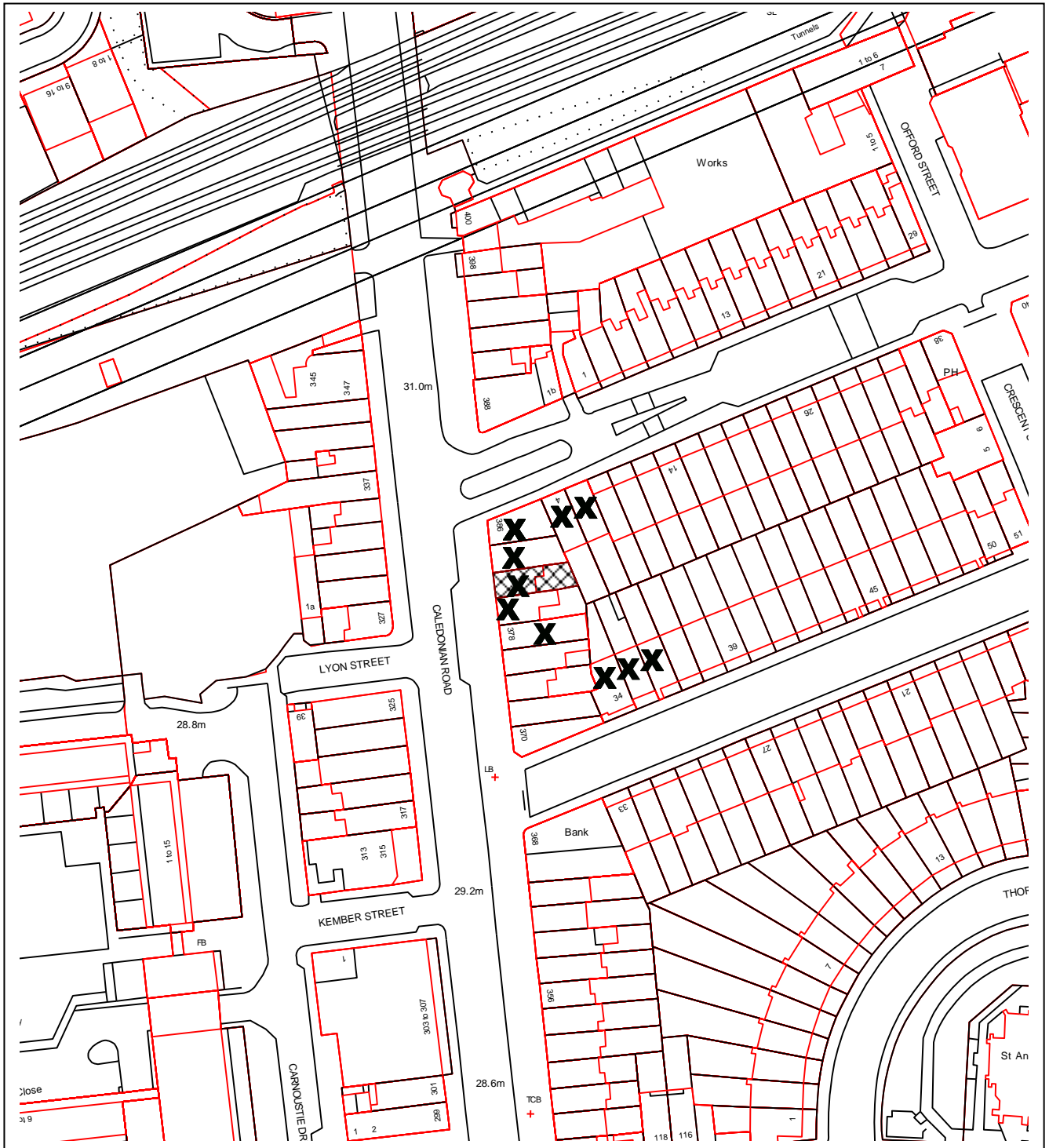
ANNEX

Schedule of Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans except as otherwise amended by condition: drawing nos. 001, 002, 003, 004 Revision A, 005 Revision B, 006 Revision A.
- 3) To the upper facades of the front and rear elevations the new windows shall be timber sash windows to match the existing original windows surviving to the host terrace in terms of material, profile and detailing. They shall be painted timber, double hung sash windows with a slim profile and narrow integral (not applied) glazing bars and a putty finish. The windows shall have horns and if they are to be double glazed, the glazing must be no greater than 10mm in total thickness. The windows shall be permanently retained as such thereafter.
- 4) No development shall take place until details of a privacy screen to be installed on the rear external staircase have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the new dwellings.

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Islington SE GIS Print Template



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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:	9 July 2015	NON-EXEMPT

Application number	P2014/2690/FUL
Application type	Full Planning Application
Ward	St Mary's Ward
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	<ul style="list-style-type: none"> - Islington Village and Manor House Archaeological Priority Area - Angel Town Centre - Angel & Upper Street Core Strategy Key Area - Rail Safeguarding Area - Within 100m of Strategic Road Network - Within 100m of Transport for London Road Network - Within 50m of Angel & Upper Street Conservation Area - Within 50m of Duncan Terrace/Colebrooke Row Conservation Area
Licensing Implications	Yes
Site Address	Ground Floor Unit, 33 Essex Road, London N1 2SA
Proposal	Change of use from shop (A1 Use Class) to restaurant (A3 Use Class) including the installation of extraction and ventilation equipment on the north-east elevation.

Case Officer	Emily Benedek
Applicant	Plumbing Pensions UK
Agent	Andrew Pearce – GL Hearn

- 1.1 This application for Full Planning Permission was previously considered at the Planning Sub Committee A Meeting on 4th June 2015. It was resolved by the Chair of the Committee Meeting that the item be deferred to the next meeting as the applicant/agent was not in attendance at that meeting to answer any specific detailed questions members may have in relation to the application site.
- 1.2 The previous report is attached as an addendum.

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:	9 th June 2015	NON-EXEMPT

Application number	P2014/2690/FUL
Application type	Full Planning Application
Ward	St Mary's Ward
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	<ul style="list-style-type: none"> - Islington Village and Manor House Archaeological Priority Area - Angel Town Centre - Angel & Upper Street Core Strategy Key Area - Rail Safeguarding Area - Within 100m of Strategic Road Network - Within 100m of Transport for London Road Network - Within 50m of Angel & Upper Street Conservation Area - Within 50m of Duncan Terrace/Colebrooke Row Conservation Area
Licensing Implications	None
Site Address	Ground Floor Unit, 33 Essex Road, London N1 2SA
Proposal	Change of use from shop (A1 Use Class) to restaurant (A3 Use Class) including the installation of extraction and ventilation equipment on the north-east elevation.

Case Officer	Emily Benedek
Applicant	Plumbing Pensions UK
Agent	Andrew Pearce – GL Hearn

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

Application Site



Image 1. Birds eye view of the application site – looking north

Application Site

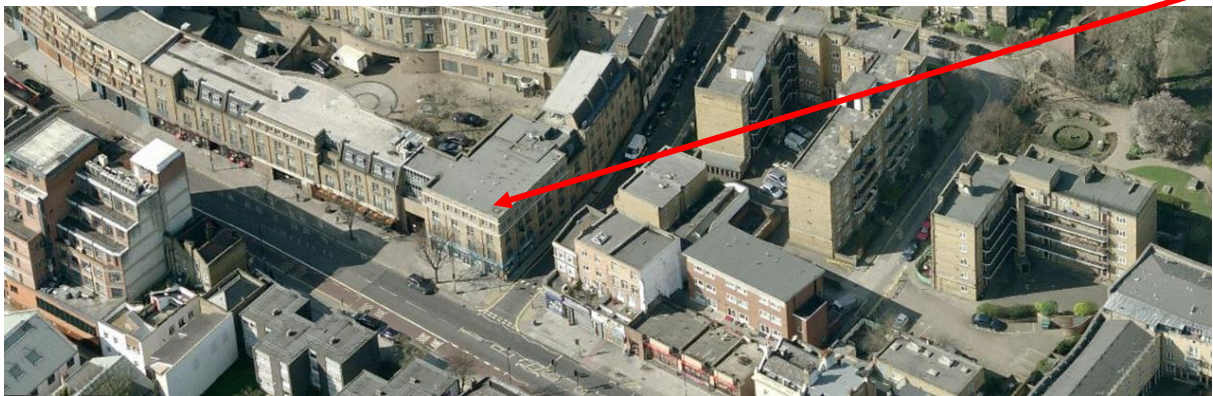


Image 2. Birds eye view of the application site – looking south



Image 3. Photo of the application site as seen from Essex Road



Image 4. Photo of application site as seen from Gaskin Road

4. SUMMARY

- 4.1 Planning permission is sought for the change of use at ground floor level from retail use (A1 Use Class) to a restaurant (A3 Use Class) including the installation of extraction and ventilation equipment on the north-east elevation.
- 4.2 The application is brought to committee because of the number of objections received.
- 4.3 The principle of the change of use from retail use (A1 Use Class) to restaurant (A3 Use Class) is acceptable in this location as the site is situated within the Angel Town Centre but outside of any primary or secondary frontages and therefore the policy principle of an A3 use in this location is acceptable. It is recommended that conditions are attached to limit the hours of use of the restaurant and associated plant equipment to minimise the impact on neighbouring residential amenity. This is considered to safeguard the amenity, character and function of the primarily retail and service-led area and would avoid exacerbating the over-concentration of these uses along Upper Street.
- 4.4 Subject to the imposition of conditions the proposal is considered not to prejudice the residential amenity of neighbouring and adjoining properties in accordance with policy DM2.1 of the Development Management Policies.
- 4.5 Minimal external alterations are proposed to the building as a part of the current application and these do not affect the character and appearance of the surrounding area.

5. SITE AND SURROUNDING

- 5.1 The application site relates to a four storey corner property located on the north-western side of Essex Road, at the junction with Gaskin Street. To the west the application site abuts the residential units in Epstein Court and south of the site is a gated entrance leading to the residential units in Rodin Court. Although the site is not located within the primary or secondary retail frontage, the site falls within the Angel Town Centre and the immediate area is of mixed character.

5.2 The property comprises of a commercial unit, currently used and occupied by a bathroom shop for A1 purposes, at ground floor level with residential accommodation on the three upper floors.

5.3 The building is not listed and the site is not located in a Conservation Area.

6. PROPOSAL (in Detail)

6.1 The application proposes the change of use at ground floor level from retail use (A1 Use Class) to restaurant (A3 Use Class). The submitted plans demonstrate that the restaurant could provide 66 covers, although these plans are speculative.

6.2 Internal changes are proposed to the unit to create new kitchen and sitting areas as well as improved toilet and refuse facilities. A new extraction fan and noise attenuator will also be installed in the kitchen with an outlet by the louvred vent.

6.3 Externally, it is proposed that one window on the side elevation facing Gaskin Street will be removed and replaced with a new louvred vent which will provide an outlet for the extraction/ventilation equipment required for a restaurant use. It is proposed that the replacement brickwork will match the bricks used in this existing property and the railings over the louvre will match those used in the upper levels. No other external changes are proposed to the property.

6.4 Amended drawings were received during the application which provided details of the proposed internal layout of the restaurant as well as drawings of the proposed north-east elevation showing the removal of a window to necessitate the extraction and ventilation equipment.

7. RELEVANT HISTORY:

Planning Applications:

7.1 P2014/1931/ADV - Installation of 2 externally illuminated trough lit fascia signs; and 2 no. down lit externally illuminated panel signs. – Approved on 09/07/2014

7.2 P061139 - Installation of shopfront and entrance. – Approved on 05/09/2006

7.3 981997 - Change of use of two ground floor A1 shops to A1, A2, or A3 uses. – Approved on 30/12/98

7.4 P2014/2698/AOD - Approval of Details pursuant to Condition 2 (Details of Proposed Lighting) of Advertisement Consent Ref: P2014/1931/ADV dated 09 July 2014. – Approved on 09/09/2014

Enforcement:

7.5 March 2006: Enforcement Case (Ref. E06/02260) Alleged Breach of control – Banner erected on building. Closed

Pre-Application Advice:

7.6 None.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to 126 occupants of adjoining and nearby properties on Essex Road on 16th July 2014. The initial public consultation of the application therefore expired on 6th August 2014. Neighbours were re-consulted on amended plans on 27th April 2015 and this consultation expires on 18th May 2015. It is the Council's practice to continue to consider representations made up until the date of a decision. Any additional representations received will be reported at the Committee meeting. At the time of writing of this report a total of 6 no. 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 in brackets):

- Noise and disturbance to neighbouring residential units resulting from use (See paragraphs 10.6-10.8)
- Restaurants cause additional people to spill out onto street resulting in people smoking on pavements which is unpleasant for upper floor flats (See paragraph 8.2)
- Unit unsuitable for A3 use as does not have access and facilities needed to service and support restaurant use, including suitable extraction system (See paragraph 10.7)
- Existing access from Essex Road and the courtyard are unsuitable for high frequency deliveries and collections (See paragraph 10.10)
- Delivery vehicles will be required to park on double yellow line adjacent to busy junction with Gaskin Street which will significantly increase hazard for road users and cyclists (See paragraph 10.10)
- Restaurants generate significant amount of waste and trade effluent and current facilities are access are inadequate for this purpose (See paragraph 10.9)
- Noise from extraction and ventilation equipment (10.7)

8.2 Whilst the Council acknowledges that passive smoking from people smoking on the streets outside the restaurant is an unpleasant experience for occupiers of the neighbouring residential units, it is not a material planning consideration which the Council is able to control

Internal Consultees

8.3 **Planning Policy Officer:** does not object to the proposed change of use as an A3 use is considered appropriate for a town centre location.

8.4 **Licensing Officer:** no objections to the proposal. Proposes conditions restricting hours of use.

8.5 **Noise Officer:** no objections to the proposal subject to conditions and informatives.

8.6 **Environmental Health Officer:** concerns about odour abatement as the discharge point is at low level. However, this can be overcome through a condition regarding maintenance of the filters.

External Consultees

8.7 **The Upper Street Association:** No comments received.

8.8 **Studd Street and Moon Street Residents Group:** No comments received.

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 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

Development Plan

9.2 The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Land use
- External alterations
- Neighbour amenity
- Refuse

Land use

10.2 The application seeks to change the use at the ground floor level from retail use (A1 Use Class) to restaurant (A3 Use Class). This site is located within the Angel Town Centre, although outside of any primary or secondary frontages. Development Management Policy DM4.4 states that 'applications for more than 80sqm of floorspace for uses within the A Use Classes, D2 Use Class and Sui Generis main Town Centre uses should be located within designated Town Centres.' Both the existing and proposed uses are classed as main Town Centre uses under this policy and would be appropriate in this location. Therefore the change of use from retail use (A1 Use Class) to restaurant (A3 Use Class) is not resisted.

10.3 However, policy DM4.3 relates to over concentration of certain uses, including A3 units, within a town centre. This gives policy scope to refuse applications where the use would result in negative cumulative impacts due to an unacceptable concentration of such uses in one area. Whilst the application site adjoins another restaurant there is not considered to be an over-concentration of A3 Units in this area.

Based on the latest town centre and Local Shopping Area survey information, there are ninety (90) A3 units within a 500 metre radius of 33 Essex Road. However, the majority of the area remains in A1 use and no objection is raised.

Use	Number	% of total units in 500m radius
A1	221	47
A3	90	19
A4	26	6
A5	10	2

Table 1: Composition of shops within 500m of application site

- 10.4 Within Essex Road there are thirteen (13) A3 units within 500m of the site, the majority of which are outside the primary and secondary retail frontages. Therefore, taken with restricted opening hours (discussed in paragraph 10.6 below), the additional A3 use would not be significant enough to cumulatively add to any concern about A3 uses in the immediate locality. Accordingly it is not considered that the proposal would have an adverse impact on the amenity, character and function of Angel Town Centre.

External Alterations

- 10.5 A limited amount of external alterations to the property are proposed as part of the application, namely with regards to the extraction and ventilation equipment. It is proposed that the end window on the ground floor side elevation of the shop facing Gaskin Street will be removed and replaced with a louvred vent with railings above. These railings will replicate the railings used on the upper floors. No other flues are required as part of the proposal. It is considered that the loss of a window on the flank elevation and its replacement with a louvred vent will not have a detrimental impact on the character and appearance of the property or the wider street scene and accordingly is considered acceptable.

Neighbour Amenity

- 10.6 Restaurants, by virtue of increased activity and hours of operation have the potential to create noise generating activity. The Council's Licensing Officers have reviewed the application and subject to restrictions on hours of use in accordance with the Council's Licensing Policy 2013-2017 raise no objection to the proposal. This policy document restricts restaurant closing hours to 11pm Sunday – Thursday and midnight Friday and Saturday. A condition has been proposed in line with these recommendations restricting the hours of use to 7:00am-11:00pm Sunday – Thursday and 7:00am-12:00am Fridays and Saturdays (and as the proposed opening hours will accord with the opening hours for local restaurants, the principal is considered acceptable. The proposal does not involve any outdoor seating areas and it is therefore considered that noise and disturbance to neighbouring occupiers will be kept to a minimum. Furthermore, there are no alterations proposed to the shop front which would allow it to slide to a fully opened position. A condition is also proposed relating to the installation of sound insulation between the proposed restaurant and the residential properties above, this should mitigate against neighbour's concerns regarding noise and disturbance from the proposed use.
- 10.7 Concerns have been raised regarding the suitability of the site for a restaurant as there are no suitable locations for extraction and ventilation equipment as well as the effective disposal of existing trade and effluent. The proposed extraction and

ventilation equipment has been carefully designed to avoid the installation of any flues on the external surfaces of the building. The proposed extraction and ventilation equipment will include noise attenuation measures and restrictions relating to hours of use of the equipment to minimise the impact on neighbouring amenity.

- 10.8 The details of the extraction and ventilation equipment have been assessed by the Council's Environmental Health and Noise Officers. Subject to appropriate conditions regarding hours of operation, noise levels and maintenance of the plant equipment as well as sound insulation between the proposed A3 use and the residential units above, the proposal is not considered to prejudice the residential amenity of neighbouring and adjoining properties in line with policy DM2.1 of the Development Management Policies.

Refuse

- 10.9 Amended plans have been received which show dedicated refuse and recycling facilities located internally to the rear of the restaurant, in a dedicated enclosed area and will avoid any conflict with neighbouring properties over refuse storage facilities. It should be noted that it is the applicant's responsibility to ensure the refuse is brought to the front of the shop on refuse collection days.

Other matters

- 10.10 A number of residents have raised concerns regarding servicing and delivery vehicles which will be required to park on double yellow line adjacent to busy junction with Gaskin Street which will significantly increase hazard for road users and cyclists. The application site is located at a busy junction on Essex Road which currently has poor servicing for vehicles. However, it is not the only restaurant in this location and is significantly smaller than the neighbouring restaurant at 31 Essex Road. Subject to a condition recommending details of the delivery service plan which will monitor the frequency of deliveries as well as ensure safe delivery of good, the proposal is not considered to have a detrimental impact on pedestrian and highways safety.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The principle of the change of use from retail use (A1 Use Class) to Restaurant (A3 Use Class) is acceptable at this location situated within the Angel Town Centre outside of any primary or secondary frontages.
- 11.2 Subject to conditions the proposal is also considered not to prejudice the residential amenity of neighbouring and adjoining properties in line with policy DM2.1 of the Development Management Policies.
- 11.3 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan, Planning Statement dated July 2014, EX-01, EX-02, P-01 Rev A, P-02, P-03, CLA Compact sound attenuator for circular ducts, Electrostatic Precipitator Manual Clean and Autowash System, Environmental Acoustic Test Odour Assessment dated February 2015.</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	Flues and Extraction Maintenance
	<p>CONDITION: The ducting and odour abatement plant including electrostatic precipitators and filters of the approved flue / extraction units shall be regularly maintained and cleaned; and any filters and parts requiring cleaning or replacement shall be easily accessible.</p> <p>REASON: To protect the amenities of the adjoining occupiers.</p>
4	Hours of Operation (Compliance)
	<p>CONDITION: The ground floor A3 unit hereby approved shall not operate outside the hours of:</p> <p>07:00 - 23:00 - Sunday to Thursday 07:00 - 00:00 - Friday and Saturday</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
5	Refuse/Recycling (Compliance)
	<p>CONDITION: The dedicated refuse / recycling enclosure(s) shown on drawing no. P-02 shall be provided prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To secure the necessary physical waste enclosures to support the</p>

	development and to ensure that responsible waste management practices are adhered to.
6	Fixed Plant (Compliance)
	<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 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 ensure that the operation of fixed plant does not impact on residential amenity.</p>
7	Fixed Plant Hours of Use
	<p>CONDITION: Prior to the hereby approved kitchen extraction equipment being used, a timer shall be installed limiting the operation of the plant to between the hours of 07:00 to 23:00 each day only. The plant shall not be operated outside of these hours. The timer shall be maintained as such thereafter.</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
8	Sound Insulation
	<p>CONDITION: Full particulars and details of a scheme for sound insulation between the proposed A3 ground floor use and the residential use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the A3 use commencing on site. The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the A3 usage hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To protect the amenity of the adjoining residential occupiers.</p>
9	Deliveries (Compliance)
	<p>CONDITION: Deliveries, collections, unloading, loading shall only be between the following hours: Monday to Saturday - (08:00 - 20:00) Sundays/Bank Holidays - not at all</p> <p>REASON: To ensure that resulting servicing arrangements do not adversely impact on existing residential amenity.</p>
10	Delivery Servicing Plan - (Details)
	<p>CONDITION: A delivery and servicing plan (DSP) detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.</p> <p>The development shall be constructed and operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom</p>

	<p>shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic.</p>
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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.</p> <p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>
2	<p>Mitigation Measures</p> <p>The applicant should consider the following mitigation measures:</p> <ul style="list-style-type: none"> - A flexible skirt should be fitted either side of the extract fan within the premises - The complete isolation of the ducting at all points of fixings from the extract hood, via the fan, internal route and external by anti-vibration mounts. (All fixings will have to be treated) - Ensure the ducting and motor are not touching any structure - Cylindrical ducting to external is fitted (to stop drumming effect of panels of rectangular duct) <p>The plant and equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained.</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 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London

4 London's Economy:

4.7 (Retail and Town Centre Development)

4.8 (Supporting a successful and diverse retail sector)

B) Islington Core Strategy 2011

Strategic Policies

CS5 (Angel and Upper Street)

CS14 (Retail and Services)

C) Development Management Policies June 2013

DM4.3 (Location and Concentration of Uses)

DM4.4 (Promoting Islington's Town Centres)

4. Designations

Upper Street (North) Conservation Area

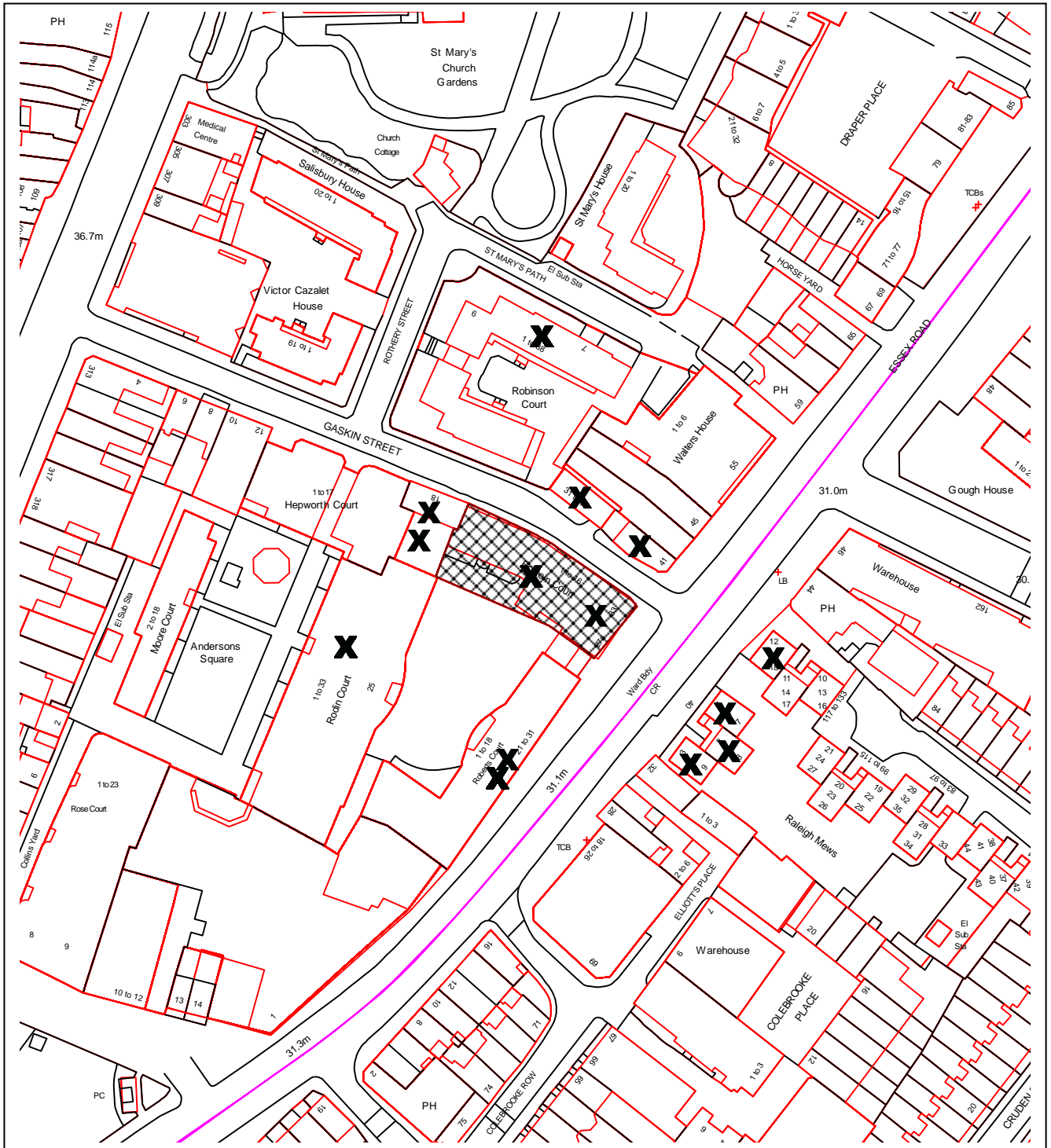
Core Strategy Key Area 5 - Angel & Upper Street

5. SPD/SPGS

None

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Islington SE GIS Print Template



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P2014-2690-FUL

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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:	9 th July 2015	NON-EXEMPT

P2015/1594/FUL	P2015/1594/FUL
Application type	Full Planning (Council's Own)
Ward	Finsbury Park Ward
Listed Building	No
Conservation Area	None
Licensing Implications Proposal	None
Site Address	Land at Corker Walk, London, N7 7RH
Proposal	Installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace existing ball court.

Case Officer	Stefan Sanctuary
Applicant	Islington Council
Agent	Mr Marc Linton

1. RECOMMENDATION

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

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

2 SITE PLAN (SITE OUTLINED IN BLACK)



3 PHOTOS OF SITE/STREET

Image 1: Birdseye View of the site

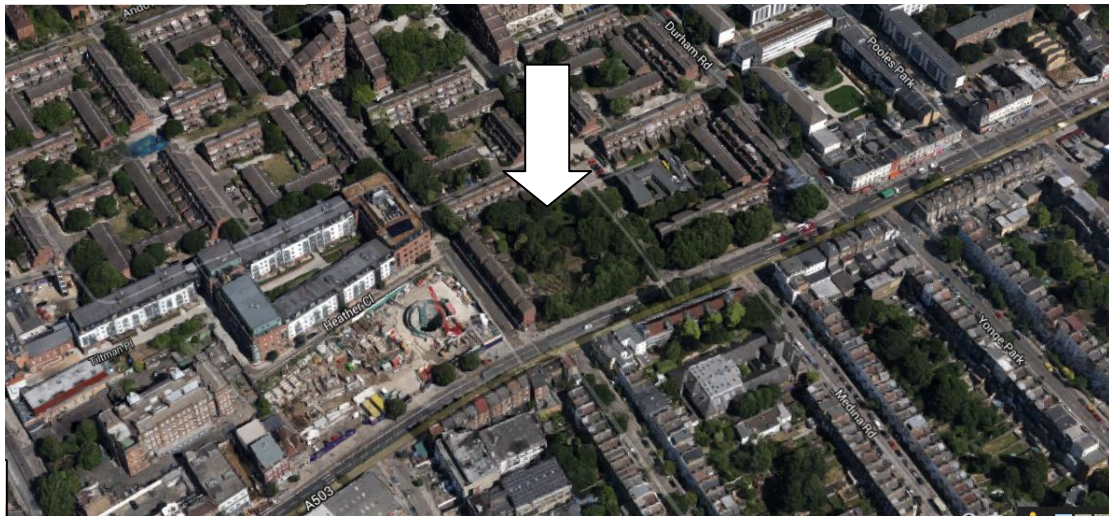


Image 2: Looking south-west from within application site



Image 3: Looking north-west



Image 4: Looking north-east from within site



4 SUMMARY

- 4.1 The application seeks permission for the installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping. The proposed sports pitch would replace the Former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013 and was recently granted temporary planning permission for a change of use to a plant nursery (application ref: P2014/4873/FUL).
- 4.2 The site is an area of open space within the Andover Estate. As such, regard must be had to Policy CS15 of Islington's Core Strategy, which protects green spaces from development. A community consultation exercise was undertaken by Finsbury Park Community Hub in the spring and summer of 2014 in order to ascertain the views of residents regarding the proposed multi-purpose sports pitches. This report considers the principle of the intervention proposed as well as the results from the consultation exercise.
- 4.3 The subsequent sections of this report assess the design and appearance of the proposal as well as the potential impacts of it on neighbouring residential occupiers. The quality of the landscaping is also considered as well as the loss of the existing trees on site. In consideration of these matters, it can be concluded that the application provides significant benefits and proposes suitable measures to mitigate against the impacts of the development.
- 4.4 In summary, the application is considered to be acceptable and in accordance with relevant planning policy.

5 SITE AND SURROUNDING

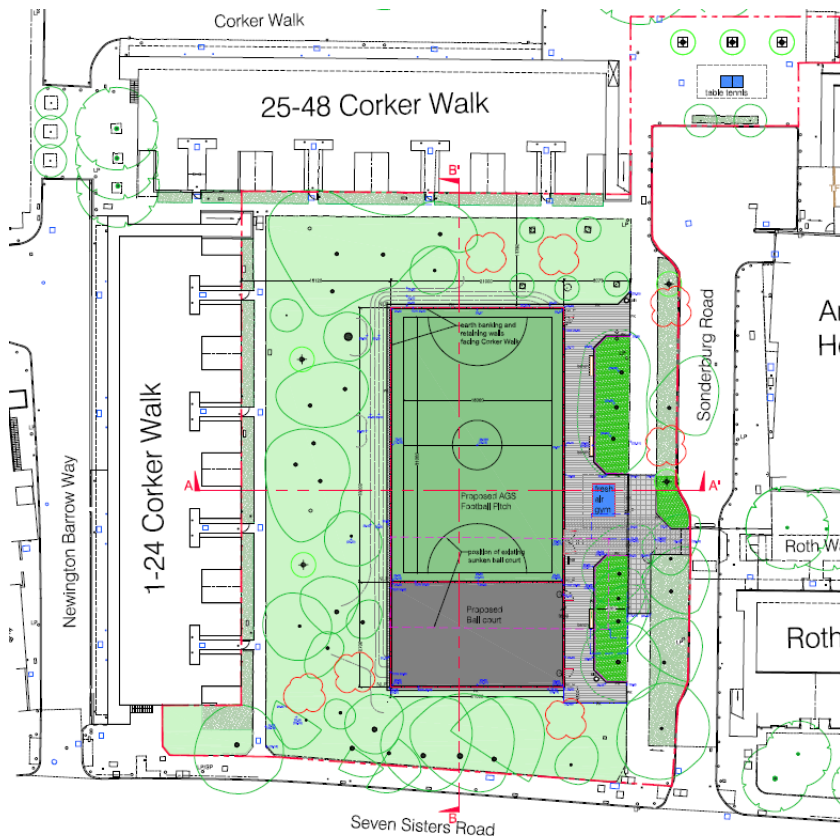
- 5.1 The application site comprises Corker Walk, an area of green space located on the southern end of the Andover Estate. The Andover Estate is a large residential estate near Finsbury Park comprising several low-rise blocks arranged around small areas of open space.

5.2 The site is bounded by Seven Sisters Road to the south, and Sonderburg Road and the Harmsworth Animal Hospital to the east. Four-storey residential blocks enclose the north and west sides of the open space, with a perimeter path serving the ground floor properties. There is an existing partially sunken tarmac surfaced ball games court in the open space, surrounded by a mix of mature and younger trees and open grassland.

6 PROPOSAL (in Detail)

6.1 The application involves the removal of the existing hard-surfaced ball court, and the provision of two new pitches including an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping. The proposed sports pitch would replace the Former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013 and was recently granted temporary planning permission for a change of use to a plant nursery (application ref: P2014/4873/FUL).

6.2 The two new pitches are considerably larger in combined footprint than the existing ball court and thus the new pitches would result in the removal of some 14 existing trees. While some of these trees would be replaced on site, other suitable locations have been found in the vicinity of the site where further trees would be planted. A total of 15 new trees are proposed as part of this application.



6.3 The proposal also includes a new entrance arrangement to the site from its eastern boundary. The new entrance area includes new boundary treatment, new paving, new shrub planting and a new fresh air gym. Finally, a new table tennis table is proposed in an area of hardstanding to the north east of Corker Walk.

7 RELEVANT HISTORY

Planning Applications

- 7.1 A previous application (P2014/5085/FUL) for the installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace existing ball court was withdrawn on the 3rd March 2015.

Enforcement

- 7.2 None

Pre- Application Advice

- 7.3 The applicants sought pre-application advice on this proposal. The proposal has been informed by the advice provided at pre-application stage.

8 CONSULTATION

Public Consultation

- 8.1 A total of 145 letters were sent to occupants of adjoining and nearby properties on Corker Walk, Roth Walk, Medina Walk, Seven Sisters Road and Sonderburg Road on the 18th May 2015. A site notice was also displayed. The public consultation of the application therefore expired on 11th June 2015 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 A total of 6 letters of objection were received in response to the consultation. There were also 2 objections over the phone from residents who did not want to write in. A further petition was submitted by a local resident with 25 signatures objecting to the proposal. The following issues were raised (and the paragraph numbers responding to the issues in brackets).
- (i) the proposal would result in a loss of trees in the park [*paragraphs 10.26 – 10.29*];
 - (ii) the new pitches could attract more anti-social behaviour [*10.18 – 10.19*];
 - (iii) cleanliness of the area would be compromised as a result of the development [*10.18*];
 - (iv) the proposed lighting for the pitches could have a detrimental impact on neighbouring residents [*10.17*];
 - (v) new sports pitches would result in unacceptable levels of noise [*10.14 – 10.16*];
 - (vi) the appearance and aesthetics of the existing space would be compromised by new sports pitches [*10.9 – 10.11*].

Internal consultees

- 8.3 **Access Officer:** No objection raised.
- 8.4 **Design & Conservation:** No objections have been raised to the proposal.

- 8.4 **Tree Preservation Officer:** No objections were raised by the tree preservation officer, subject to appropriate conditions and the replacement of trees lost.
- 8.5 The **Sustainability Officer** was consulted and raised no objection.
- 8.6 **Transport Planning** raised no objection.
- 8.7 **Highways** raised no objection.
- 8.8 **Pollution Control** raised no objection subject to conditions on noise management and floodlighting.

External consultees

- 8.9 The **Crime Prevention Design Officer** was consulted and raised no objection.
- 8.10 **Sport England** raised no objections.
- 8.11 **Transport for London** raised no objection

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 along with the associated NPPG are material considerations and have 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 2015, Islington Core Strategy 2011, Development Management Policies 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10 ASSESSMENT

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

- Land use;
- Community Engagement;
- Design and appearance;
- Neighbouring amenity impacts;
- Transport and highways;
- Accessibility;
- Landscaping;
- Section 106.

Land use

- 10.2 The site is an area of open space within the Andover Estate. As such, regard must be had to Policy CS15 of Islington's Core Strategy which states that all existing local open spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens will be protected. While the application site is not identified as designated open space within Islington's Development Management Policies, all public spaces are protected, including spaces not on the map or schedule.
- 10.3 Furthermore, Policy DM6.3 states that development is not permitted on semi-private amenity spaces, including open space within housing estates and other similar spaces in the borough not designated as public open space unless the loss of amenity space is compensated and the development has over-riding planning benefits. In addition, development proposals within the immediate vicinity of public open space must not impact negatively on the amenity, ecological value and functionality of the space. Development Management Policy DM6.5 requires developments to protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats.
- 10.4 The proposal to remove the existing hard-surfaced ball court, and to replace it with two new pitches including an artificial grass football pitch and permeable tarmac court would result in the reduction in the amount of garden area and an increase in the area designated for sports and recreation. The sports pitches would still be classified as open space however and hence the land use would not change as a result of the development. Notwithstanding this, the ecological value and functionality of the space would be changed and it is this change that will be assessed in the subsequent sections of this report.

Community Engagement

- 10.5 A community consultation exercise was undertaken by Finsbury Park Community Hub in the spring and summer of 2014 in order to ascertain the views of residents regarding the proposed multi-purpose sports pitches at Corker Walk. The consultation was designed to engage with as many residents as possible and included surveys at the 'Finsbury Park Goes Green' event, the four day long 'Soul in the City' event and numerous day trips and youth events. Crucially, the consultation exercise also recognised the importance of understanding the views and ideas of those directly affected by the plans for the new pitches and involved a door-step survey of those residents living in the immediate vicinity of the site.
- 10.6 Following extensive engagement with local residents, the opinions of 333 respondents were collated and assessed. From those consulted, 95% considered the multi-purpose Sports Pitch a good idea at this location. While some of those consulted lived outside of the Andover Estate, the vast majority were estate residents. The views were also sought of residents regarding the proposed outdoor gym which also forms part of this application. The results show that the vast majority of those consulted were in favour of the outdoor gym with 90% indicating their intention to use the facility in the future.
- 10.7 While the door-step consultation, which surveyed the residents of the 48 homes on Corker Walk, resulted in more opposing voices, the reaction was on the whole positive. Of those who responded to the survey, 67% considered the proposal of a

new pitch at this location a good idea. The concerns raised about the pitch focused on noise and disturbance as a potential problem with locating the pitch at the proposed location. The reduction of available green space as well as the potential increase in anti-social behaviour were also raised as concerns. Whether these concerns have been successfully considered and how they have informed the current proposal will be addressed in the subsequent sections of the report.

Design and Appearance

- 10.8 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, Policy DM2.1 of Islington's adopted Development Planning Policies requires all forms of development to be of high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics. Furthermore, planning applications are required to demonstrate how natural features, such as topography, trees, boundary treatments, planting and biodiversity have been successfully addressed.
- 10.9 The dimensions and boundary treatment of the open space, particularly along its western boundary, are to be largely retained as a result of the proposed development. That being said, the introduction of new sports pitches, new access entrance and access points, new paving and hard and soft landscaping features would significantly change the appearance of the space. The largest intervention involves the new football pitch and ball court, which together would take up a considerable amount of the existing space. The proposed pitches together with the proposed 4m high perimeter fence constitute significant and noticeable features in the context of the existing open space.
- 10.10 Though the new pitches constitute a quite considerable intervention and change to the character of the existing green space, it is proposed to retain the majority of the trees on site, in particular the trees along the western and northern edges of the space. Their retention would maintain the green foliage of this part of the open space and would ensure that the residents along Corker Walk would retain a view over trees and vegetation. The pitches would also be set behind elevated grass mounds and retaining walls facing Corker Walk in order to minimise their visual impact.
- 10.11 On the eastern elevation of the open space it is proposed to provide a new pedestrian entrance to the open space with permeable block paving and new lighting. While the existing railing around the open space is to be retained, the proposal includes new soft landscaping including shrub planting along this boundary. It is also proposed to locate a new open air gym as well as new park furniture, such as benches, bins and noticeboards along the eastern edge of the site. In addition, it is proposed to locate a new table tennis table, benches, lighting and soft landscaping in the north-eastern part of the site. The intention is to provide a more welcoming space that attracts a diverse group of people and provides facilities for all residents.
- 10.12 While the success of this development will be dependent on the quality of materials proposed, details of which would be required by condition, the outline of the proposal is well-considered and would provide an attractive space with a number of new sports and recreation facilities. The proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.4 (Character) of the London Plan 2015, CS8 (Enhancing Islington's character) of the Core Strategy 2011 as well as Development Management Policy DM2.1.

Neighbouring Amenity

- 10.13 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of light pollution, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policy 7.14 and 7.15 as well as Development Management Policies DM2.1 and DM6.1 which requires for all developments to be safe and inclusive and to maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.14 Given the nature of what is proposed and the context of the site, loss of daylight and sunlight, privacy or an increased sense of enclosure are not considered to be material impacts of this development. However, the impacts of the development in terms of light pollution, safety and security as well as on noise and disturbance have been raised by residents as potential impacts and this requires further examination.
- 10.15 The noise impacts of the development have been considered as part of this application. The assessment considered the likely noise generated from the proposed sports pitches and what effects this would have on neighbouring residents. The assessment measured the LAeq,16h , which is a noise level index called the equivalent continuous noise level over the time period T, in this case a 16 hour period. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
- 10.16 The assessment then compared the noise level from the sports pitches based on this calculation against the Lowest Observed Adverse Effect Level (LOAEL), which is the level above which adverse effects on health and quality of life can be detected. On the basis of these calculations, it can be concluded that given the existence of the busy Seven Sisters Road and the existing sports pitch, the proposed sports pitches would not have an adverse effect on the health and quality of life of residents. It should be noted that the sports pitches will be locked at night and floodlights turned off so that any noise associated with the sports pitches would be limited to the daytime.
- 10.17 The light pollution from the proposed floodlights has been assessed. The lighting proposed is of a good quality and modern standard and has been orientated towards the pitch to avoid spillage. Notwithstanding this, further details of the specification of the lighting shall be submitted for approval prior to implementation of the proposal and the hours of operation of the floodlighting shall also be controlled by condition.
- 10.18 Moreover, the impacts of the proposal on the cleanliness and hygiene of the area has been considered in light of residents' objections in this regard. The sports pitches themselves would be fenced off and thus any rubbish and refuse would be contained within them. As these would be cleaned on a regular basis, this is not considered to be an issue. Furthermore, the proposal includes the provision of additional bins around the entrances of the pitches and the green space. These additional facilities are considered to sufficiently provide for the additional impacts of the proposal.
- 10.19 The safety and security and the potential for attracting anti-social behaviour has been raised as an objection by some residents and this requires further attention. The former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013, did not have a record of significant anti-social behaviour issues despite being quite poorly overlooked. On the other hand, the open space on which the sports pitches are proposed is well-overlooked by neighbouring residential properties. Surveillance of this nature is a well-established method of preventing crime and anti-social behaviour.

- 10.20 The additional lighting proposed would render any activity on the space more visible thus deterring any potential troublemakers. Finally, the provision of providing additional sports facilities has the potential of providing additional activities for young people as an alternative to crime and anti-social behaviour. As a result, it is considered that there is no evidence that the new pitches would compromise safety and security. In fact, the proposal is likely to increase safety and security. To ensure that the new sports facilities are suitably managed, the submission of a community use and management agreement will be required as part of the Directors' Agreement.
- 10.21 Overall, the proposal is not considered to result in any significant impacts on residential amenity in terms of light pollution, safety, security, noise and disturbance. 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.

Highways and Transportation

- 10.22 The sports pitches and facilities proposed as part of this application are designed to meet the needs of the local community. In this regard, it is expected that the vast majority of the users of the space will be from the immediate vicinity of the site and would thus come to the site on foot. As a consequence, the lack of provision of car or cycle parking facilities is considered acceptable.
- 10.23 Given the nature of the development, it is not considered that the proposal would have a negative impact on the operation of transport infrastructure. The planning application meets the transport needs of the development and addresses its transport impacts in a sustainable manner and is in accordance with Policy DM8.2 of Islington's Development Management Policies.

Accessibility

- 10.24 All developments are required to demonstrate that they provide for ease of and versatility in use; deliver safe, legible and logical environments; produce places and spaces that are convenient and enjoyable to use for everyone, and bring together the design and management of a development from the outset and over time. Planning applications need to meet the above criteria in order to be consistent with Policy DM2.2 of Islington's Development Management Policies.
- 10.25 The proposal has been designed to provide level access throughout and would provide ease of use by people with mobility impairments with slip resistant surfaces and path widths to allow for wheelchair access. Furthermore, the application includes external lighting designed to meet the standards of 'Inclusive Mobility', a Guide to Best Practice on Access to Pedestrian and Transport Infrastructure. All the inclusive design measures identified would be secured by condition. Crucially, the sports pitches would be open to the public with the management of the space controlled by a Community Use and Management Agreement which would be required through the Directors' Agreement.

Landscaping

- 10.26 Development Management Policy DM6.3 'Protecting Open Space' states that development proposals within the immediate vicinity of public open space must not impact negatively on the amenity, ecological value and functionality of the space; and that all impacts must be negated through the design of the scheme. Furthermore, Policy DM6.5 only permits the loss or damage of trees where there are over-riding

planning benefits and suitable replacements are found. The proposal involves the loss of existing trees and a change to the ecological value of the site. As a result, the application must include suitable mitigation measures and involve overriding planning benefits to justify these impacts.

- 10.27 The site currently contains some 60 trees, varying in quality from Category A to Category U trees. Category A trees are considered to be particularly valuable in terms of ecology and amenity while Category U trees are of no particular value and have a very short life expectancy. There are 3 further trees that were previously on site but have been temporarily relocated at an off-site location pending the development of the site and will subsequently be replanted on site.
- 10.28 The application proposes the removal of 14 existing trees on site, none of which would be Category A trees. Three of these trees are Category U trees while the remaining trees would be Category B and C trees, which are considered to have ecological and amenity value. Their loss would noticeably change the character and biodiversity value of the site and thus appropriate mitigation measures are essential for this application to be successful.
- 10.29 While space is very limited and the proposed sports pitches would occupy a large area of the site, the application proposes the replanting of the 3 trees which have already been temporarily relocated as well as the planting of 4 new trees in appropriate locations on site. In order to further mitigate the impacts of the loss of the existing trees, suitable alternative locations have been found on the Andover Estate to provide a further 11 new trees. The new locations have been identified and suitable tree species have been chosen. The planting of these trees would be secured by a Directors' Agreement.
- 10.30 In addition to the tree planting provided, new soft landscaping features have been proposed on the eastern boundary of the site. The additional soft landscaping together with the new paving and park furniture proposed result in a well-considered landscaped space. The paving proposed would be suitably permeable for the purposes of flood risk management and the landscaping details would be secured by way of condition.
- 10.31 As such, the proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and Woodlands) of the London Plan 2015 and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of Islington's Development Management Policies.

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- 10.32 The proposal results in a loss of existing trees on site. Due to the limited space on site, suitable tree replacement locations have been identified off site. The replanting of these trees will be secured by Directors' Agreement.
- 10.33 The new sports pitches would be subject to a Community Use and Management agreement to ensure that the space is suitably managed and public access is guaranteed. The agreement will be secured through a Directors' Agreement pursuant to section 106.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The application seeks permission for the installation of an artificial grass football pitch & permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace the existing ball court. The proposed sports pitch would replace the Former Sue Davis Memorial Pitch at the northern end of the Andover Estate which was decommissioned by the Council in 2013 and was recently granted temporary planning permission for a change of use to a plant nursery (application ref: P2014/4873/FUL).
- 11.2 The site is an area of open space within the Andover Estate. As such, the proposal has been assessed against Policy CS15 of Islington's Core Strategy which states that all existing local open spaces, including open spaces of heritage value, as well as incidental green space, trees and private gardens will be protected. While not identified as designated open space within Islington's Development Management Policies, all public spaces are protected, including spaces not on the map or schedule.
- 11.3 A community consultation exercise was undertaken by Finsbury Park Community Hub in the spring and summer of 2014 in order to ascertain the views of residents regarding the proposed multi-purpose sports pitches at Corker Walk. The consultation exercise demonstrates that the vast majority of residents are in favour of the sports pitches. Concerns about the impacts of the development have been assessed and it is not considered that the development would result in unacceptable impacts in terms of light pollution, safety, security, noise and disturbance in accordance with Development management Policy DM2.1.
- 11.4 While the success of this development will be dependent on the quality of materials proposed, details of which would be required by condition, the proposal is well-considered and provides an attractive space with a number of new sports and recreation facilities. The proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.4 (Character), 7.6 (Architecture) of the London Plan 2015, CS8 (Enhancing Islington's character) of the Core Strategy 2011 as well as Development Management Policy DM2.1.
- 11.5 The proposal includes suitable replacement of the trees lost as part of the development and includes a well-considered landscape scheme. It is considered that the proposal includes suitable overriding planning benefits in the form of replacement trees and the provision of high quality publicly-accessible sports facilities to justify the loss of existing trees. As such, the development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and Woodlands) of the London Plan 2015 and policies DM2.1 (Design) and DM6.3 (Protecting open space), DM6.5 (Landscaping, trees and biodiversity) of Islington's Development Management Policies.

Conclusion

- 11.6 It is recommended that planning permission be granted subject to conditions and Directors' agreement, the details of which are set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

1. Securing the replanting of 8 new trees off-site.
2. A Community Use and Management Agreement to ensure suitable management and community use.

RECOMMENDATION B

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

List of Conditions:

1	<p>Commencement (Compliance)</p> <p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>Approved Plans List: (Compliance)</p> <p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Drawing Numbers: Location Plan CW-S001P; CW-S002P; CW-S003P Rev 3; CW-S004P Rev 1; CW-S005P; CW-S006P; CW-S007P; CW-S008P; CW-S009P Rev 2; CW-S010P Rev 3; CW-S011P Rev 3;</p> <p>Sports Pitch Improvement Works – Corker Walk (D&A Statement); Proposed Floodlighting CW/100/P; 02193P_TCP_01 Tree constraints plan; 02193P_TPP_01 Tree Protection Plan.</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>Materials and Samples</p> <p>CONDITION: Details and/or samples of all materials shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. These shall include:</p> <ol style="list-style-type: none"> a) Samples of all boundary treatment; b) Paving details; c) details of proposed lighting; d) park furniture; e) any other materials to be used. <p>The development shall be carried out strictly in accordance with the details and samples</p>

	<p>so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
4	Inclusive Design Standards (Compliance)
	<p>CONDITION: Notwithstanding the plans hereby approved, further details on inclusive design measures including details of inclusively-designed seating shall be submitted to and approved in writing by the Local Planning Authority prior to commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure an inclusive and accessible community space appropriate to diverse and changing needs.</p>
5	Lighting Hours
	<p>CONDITION: The football pitch and ball court floodlighting shall be operated during the hours of 0900 – 2100 only. Usage within these hours shall be controlled by a photocell detector and a timer switch.</p> <p>REASON: To ensure that any resulting general or security lighting does not adversely impact neighbouring residential amenity and is appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p>
6	Lighting Details
	<p>CONDITION: Notwithstanding the plans hereby approved, further details of the lighting strategy shall be submitted and approved in writing to the Local Planning Authority prior to commencement of works on site.</p> <p>The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that any resulting general or security lighting does not adversely impact neighbouring residential amenity and is appropriate to the overall design of the buildings as well as protecting the biodiversity value of the site.</p>
7	Noise Control Measures
	<p>CONDITION: A Noise Management Plan assessing the impact of the football pitch and ball court shall be submitted to and approved in writing by the Local Planning Authority prior to the use commencing on site. The report shall assess impacts during the operational phase of the football pitch and ball court on nearby residents and other occupiers together with means of mitigating any identified impacts.</p> <p>The football pitch and ball court shall be operated strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority</p> <p>REASON: To ensure that existing residential amenity is maintained.</p>

8	<p>Landscaping and SUDS</p> <p>CONDITION: Details of a landscaping scheme and 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.</p> <p>The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> a) soft plantings: including grass and turf areas, trees, shrub and herbaceous areas; b) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; c) hard landscaping; and d) any other landscaping feature(s) forming part of the scheme. <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The Drainage Strategy shall include the following details:</p> <ul style="list-style-type: none"> a) a drainage plan detailing the proposed method for disposing of surface water by means of appropriate sustainable drainage systems. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve no net increase in surface water runoff from the site post-development. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
9	<p>Construction Controls</p> <p>CONDITION: During the demolition and construction on site, the developer shall comply with Islington Council's Code of Construction Practice and the GLA's Best Practice Guidance for the control of dust and emissions from construction and demolition. The developer shall ensure that:</p> <ol style="list-style-type: none"> 1. The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site. 2. The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays. 3. All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition. <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>

10	Arboricultural Method Statement (Details)
	<p>CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the appropriate working methods (the arboricultural method statement, AMS) in accordance with British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority.</p> <p>Development shall be carried out in accordance with the approved details.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies: 5.10, 7.19 and 7.21 of the London Plan 2011, policies: CS7, CS15A, B and F of the Islington Core Strategy 2011 and 6.5 of the DM policy 2013</p>

List of Informatives:

1	Positive Statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. 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>
2	Community Infrastructure Levy (CIL)
	<p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/</p>
3	Directors' Agreement
	<p>Please note that this application is subject to a Service Level Agreement between directors to ensure that the residential units remain as social housing.</p>
4	Other legislation
	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations & the Party Wall etc. Act 1996 ("the Act").</p>

5	Superstructure
	DEFINITION OF 'SUPERSTRUCTURE' AND 'PRACTICAL COMPLETION' A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan 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.

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.2 London and the wider metropolitan area

Policy 2.9 Inner London

Policy 2.14 Areas for regeneration

Policy 2.18 Green infrastructure: the network of open and green spaces

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

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

Policy 3.14 Existing housing

Policy 3.17 Health and social care facilities

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

4 London's economy

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision

5 London's response to climate change

Policy 5.3 Sustainable design and construction

Policy 5.10 Urban greening

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

6 London's transport

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.7 Better streets and surface transport

Policy 6.10 Walking

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.14 Improving air quality

Policy 7.15 Reducing noise and enhancing soundscapes

Policy 7.18 Protecting local open space and addressing local deficiency

Policy 7.19 Biodiversity and access to nature

Policy 4.12 Improving opportunities for all

Policy 7.21 Trees and woodlands

8 Implementation, monitoring and review

Policy 8.1 Implementation

Policy 8.2 Planning obligations

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS2 (Finsbury Park)

Policy CS8 (Enhancing Islington's Character)

Policy CS15 (Open Space and Green Infrastructure)

Policy CS16 (Play Space)

Policy CS17 (Sports and Recreation Provision)

Strategic Policies

Policy CS10 (Sustainable Design)

Policy CS11 (Waste)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)

Policy CS19 (Health Impact Assessments)

Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

Health and open space

DM6.1 Healthy development

DM6.2 New and improved public open space

DM6.3 Protecting open space

DM6.4 Sport and recreation

DM6.5 Landscaping, trees and biodiversity

DM6.6 Flood prevention

Housing

DM3.2 Existing housing

DM3.6 Play space

DM3.7 Noise and vibration (residential uses)

Energy and Environmental Standards

DM7.4 Sustainable design standards

Shops, culture and services

DM4.12 Social and strategic infrastructure and cultural facilities

Transport

DM8.1 Movement hierarchy

DM8.2 Managing transport impacts

DM8.4 Walking and cycling

Infrastructure

DM9.2 Planning obligations

3. Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Finsbury Park Core Strategy Area

- Major Cycle Route

- Within 100m of TLRN

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Environmental Design
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction
- Providing for Children and Young Peoples Play and Informal Recreation

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Islington SE GIS Print Template



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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:	9 th July 2015	NON-EXEMPT

Application number	P2015/2026/S73
Application type	Removal/Variation of Condition (Council's Own)
Ward	Clerkenwell
Listed building	Unlisted
Conservation area	Not in conservation Area
Development Plan Context	Central Activities Zone, Site within Lv4 Local Protected Views from Archway Road to St.Paul's Cathedral, Key Area –Bunhill & Clerkenwell
Licensing Implications	None
Site Address	Michael Cliffe House, Skinner Street, London EC1R
Proposal	Application for variation of Condition 2 (Approved plans) and removal of condition 3 (Details of materials of screening panel) of Full Planning application Ref: P2014/0387/FUL dated 14 October2014 for erection of two 500mm [diameter] flues on the southern elevation of existing 25-storey building.

Case Officer	David Nip
Applicant	London Borough of Islington
Agent	London Borough of Islington - Mr Alan Price

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)

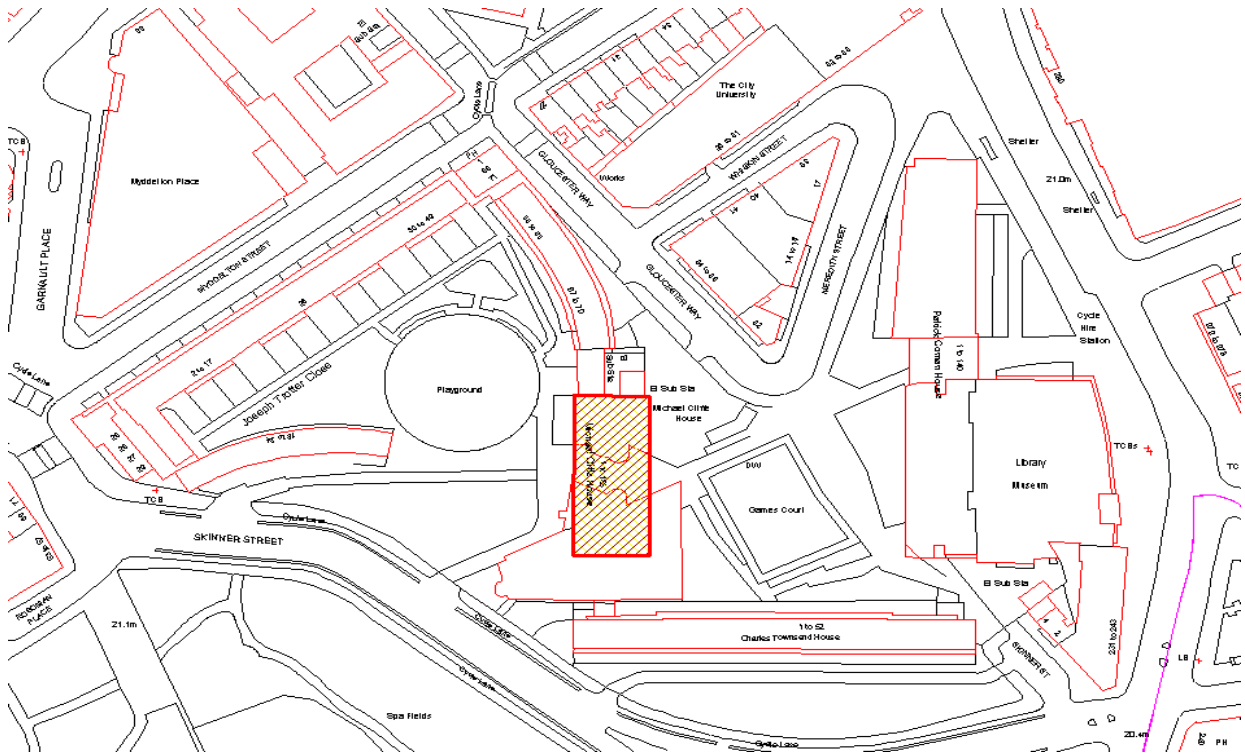


Image 1: Site plan

3. PHOTOS OF SITE/SURROUNDING



Image 1: Ground floor side elevation of Michael Cliffe House facing south



Image 2: Distant view front elevation (facing west) of Michael Cliffe House from Skinner Street



Image 3: Ground floor side elevation of Michael Cliffe House facing south with Patrick Coman House in the background.

4. SUMMARY

- 4.1 Planning permission was granted in 2014 for installation of two flues, as part of the Council's project to upgrade the central heating services and provide a new community central system for the Finsbury Estate.
- 4.2 The approved flues are 2x 700mm diameter, to be installed on the southern side of the Michael Cliffe House. A condition was imposed to request details of the final screen to be agreed prior to commencement of work.
- 4.3 This application seeks removal of condition 3 (Details of materials of screening panel). The application also seeks to reduce the diameter of the approved two flues from 700mm to 500mm.
- 4.4 It is considered that the removal of the screen panel from the approved development will cause some harm to the visual amenity of the building and the surrounding conservation areas. The applicant has provided evidence to justify the reasons of the removal of the screen panel, and explained why it is not feasible to install the screen panel in terms of structural concerns, maintenance issues and its prohibitive cost.
- 4.5 Whilst it is disappointing that the screening panel cannot be implemented, it is considered that the public benefits of the improvement project outweigh the harm to the visual amenity of the building and the wider area.
- 4.6 It is recommended that the application is approved to remove condition 3 in the original consent, and variation of condition 2 which would allow two smaller 500 mm flues to be installed on the side of the building without screening.

5. SITE AND SURROUNDING

- 5.1 The application site concerns Michael Cliffe House, a 25 storey tower block located within the Finsbury Estate, the tower itself is constructed with external concrete grey wall with enclosed balconies and the west and east elevations.
- 5.2 Finsbury Estate includes the following buildings:

- Michael Cliffe House
- Patrick Coman House
- Charles Townsend House
- Joseph Trotter Close
- Library Building
- Ground Level and Basement Car Park (disused)

5.3 Michael Cliffe House is not listed nor within a Conservation Area. However the height of the building and proposed works on the south-side elevation would be visible from the surrounding conservation areas towards the south.

6. PROPOSAL (IN DETAIL)

6.1 This application sought for removal of condition 3 (Materials and design of the screen panelling) and variation of condition 2 (Approved plans list) from the original consent under P2014/0387/FUL.

6.2 The proposed change compare to the approved scheme are:

- Reduction of diameter of the flues from 700mm to 500mm
- No screening panel to cover the flues, mainly due to cost, time and structural reasons.

6.3 Condition 2 of the original consent reads:

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

Planning supporting documentation Rev C, 7306M (50)01, 02,06,10,12 Rev A, 07, 09 Rev B, 13.1 Rev, 13.2 Rev C

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.

6.4 Condition 3 reads:

CONDITION: Prior to any superstructure work commencing on site, details of materials of the screening panel hereby approved under drawing 7306M(50)13.2 Rev C, the following shall be submitted to and approved in writing by the Local Planning Authority, the details and samples shall include:

- a) Colour of the screen panelling
- b) Materials of the screen panelling
- c) Design and detailing of the screen panelling

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.

7. RELEVANT HISTORY:

- 7.1 P2014/0387/FUL - Erection of two 700mm [diameter] flues enclosed in proposed screening on the southern elevation of existing 25-storey building. Approved with condition by Planning Sub-Committee A on 9 October 2014.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 486 adjoining and nearby properties and were reconsulted on the amended plans. Site notice and press adverts on the amendments were displayed on 8th September 2014. The public consultation of the application therefore expired on 25th 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 no responses had been received from the public with regard to the application.

Internal Consultees

- 8.3 Design and Conservation Officer: The proposed pipe work would disrupt the considered composition of the building's elevations and would cause some degree of visual harm. Not entirely convinced about the perforated panel. However, it is appreciated that there are public benefits involved in this proposal which need to be balanced as part of the assessment of the proposal.

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 2015, 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

- 9.3 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013, Central Activities Zone, Key Area- Bunhill & Clerkenwell and within area of Protected Local views.

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

- 10.1 The main issue arising from this proposal relate to:
- The design and the impact of the proposed flues and screening on the appearance of the building and the wider neighbourhood.
- 10.2 Planning permission P2014/0387/FUL was granted under Planning Sub-Committee A on the 9th of October 2014, condition 3 relates to the proposed panel screening to be agreed prior to commencement of superstructure work.
- 10.3 It is understood that preparation works have begun on site, the applicant is currently seeking to implement the consent without complying with condition no 3.
- 10.4 The applicant stated that it is unfeasible to install the screening panel because of the weight loading on the side of the building. Whilst further investigation would need to be carried out to determine the exact loadings of the superstructure, this would require a full in depth survey that would be costly and time consuming. The load bearing problems associated with the erection of the screens have been taken at face value without a full engineering survey in this instance and the justification provided seems reliable and from a trustworthy source in this case.

Visual impact

- 10.5 The flues will be fully visible without the screen; it is considered that the latest proposal will be an adverse impact towards the appearance of the building, mainly due to the height and siting of the building, the flues will be highly prominent within the Clerkenwell area, as noted in the original committee report of P2014/0387/FUL, "...Due to its prominence and visibility, it would have a visual impact on the local townscape including the heritage assets."
- 10.6 Design and Conservation Team objected to the removal of the screen from the approved development, commented that: "...the proposed installation of the pipes would present an unacceptable architectural solution. They would have a rather industrial appearance which detracts from the character of the area and the host building."
- 10.7 Core Strategy Policy CS9 which seeks high quality architecture that enhances Islington's built environment and policy DM2.1 in demonstrating architectural design quality and detailing. It is not considered that the proposed development would fully comply with these policies, should condition 3 be removed from the original consent.
- 10.8 In this instance, it should be noted that the flues are smaller in diameter than previously approved with a reduction from 700mm to 500 mm and are located on the flank elevation away from resident's windows. Whilst the building is well designed, it is not listed nor does it fall within a conservation area and it is considered in this instance to not be a heritage asset. The flues will be visible from the surrounding area which includes a conservation area. However, in this instance it would be difficult to substantiate a reason for refusal based on the harm to the character and appearance of the surrounding conservation area and this is balanced against the public benefits of the creation of a much improved and energy efficient community central heating system which will help works towards alleviating fuel poverty in the area.

Practical aspects of the installation of the screen panel

- 10.9 The submitted supporting statement advises that a qualified structural engineer has examined the technical information of the proposal. It was reported that: "Installing flues and screens on a building of this height and age will require substantial temporary and permanent works in order to support the weight of flues and screens and also provide safe access for site personnel. The permanent fixings would need to be located in the main building in situ' in the reinforced concrete frames in order to safely transfer dead loads, wind loads and provide restraint. However, the construction of the building does not lend itself to supporting a separate super structure due to the concrete panel cladding. To determine the exact loadings would require a full in depth survey that would be costly and time consuming. "Furthermore, there is concern that the previously approved screening feature may well pull away from the main elevation of the block and cause structural damage to the host building.
- 10.9 There were other issues identified in the statement, including additional supporting structure required to support the super structural beneath the green roof, the wind loading issues caused by the screen, noise impact, building movement, maintenance, flue inspection and additional cost to the project.
- 10.10 The benefits of the scheme are identified in the original planning consent and there is no change under this amended proposal. It remains to be in accordance with Core Strategy policy CS10A and DM policy 7.1, 7.2, 7.4 and 7.5, in relation to the Council's energy and environmental standards and carbon reduction. It is considered that the proposal would benefit the estate by modernising the heating system and provides a modern and efficient communal central heating system to the Michael Cliffe House and the wider Finsbury Estate.

11. CONCLUSION

- 11.1 It is appreciated that the project will provide significant improvement to enhance the living condition, and sustainability of the Finsbury Estate. The applicant has explored various alternatives to mitigate the visual impact of the proposed flues. Whilst the proposed removal of the screen will cause some harm to the appearance of the building and the character of the area, the benefits of flues outweigh the visual harm to the building in this instance.
- 11.2 On balance, bearing in mind the context surrounding the site and the substantial public benefits to the scheme, it is considered that the benefit of the proposed development, in relation to the improvement project of the Finsbury Estate, would materially outweigh the visual harm identified in the assessment above. Planning permission is recommended to remove condition 3, and vary condition 2 of the original consent.

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>Planning supporting documentation Rev C, 7306M(50)01,02,06,10,12 Rev A, 07,09 Rev B, 13.1 Rev A</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	Noise assessment and insulation
	<p>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>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To secure an appropriate internal residential environment.</p>

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 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>
2	Noise
	<p>The applicants are advised that anti-vibration mounts should be considered for fixings to the main building structure.</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 3.1 Ensuring equal life chances for all
Policy 3.2 Improving health and addressing health inequalities
Policy 3.5 Quality and design of housing developments

5 London's response to climate change

Policy 5.3 Sustainable design and construction
Policy 5.9 Overheating and cooling

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

Health and open space

DM6.1 Healthy development

Energy and Environmental Standards

DM7.1 Sustainable design and construction

Housing

DM3.1 Mix of Housing Sizes

DM3.2 Existing housing

DM3.4 Housing standards

DM3.5 Private outdoor space

DM3.7 Noise and vibration (residential uses)

DM7.2 Energy efficiency and carbon reduction in minor schemes

DM7.4 Sustainable design standards

DM7.5 Heating and cooling

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

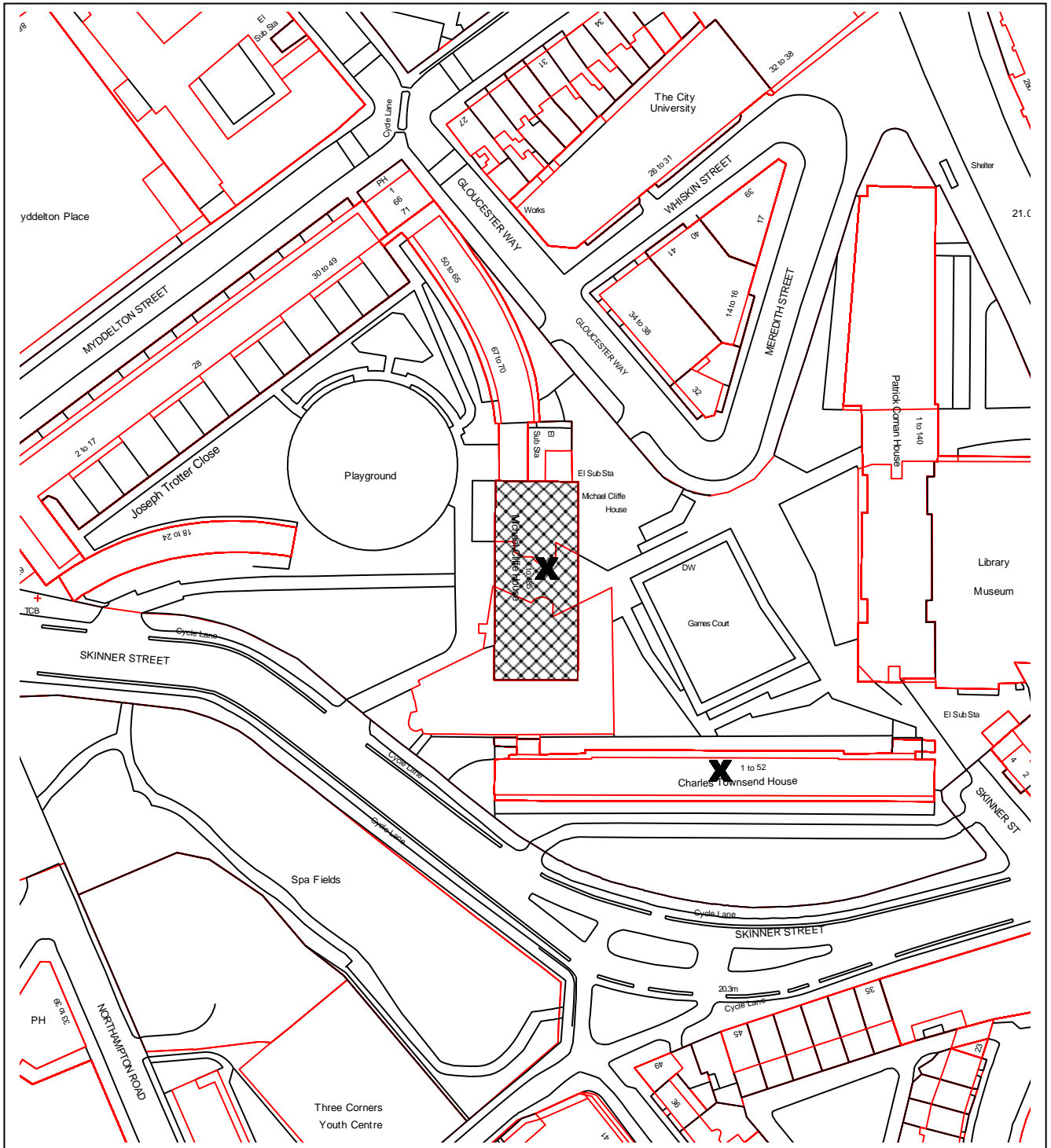
- Urban Design Guide SPD
- Inclusive Design in Islington SPD
- Environmental Design SPD

London Plan

- Housing
- Sustainable Design & Construction

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Islington SE GIS Print Template



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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:	9 th July 2015	NON-EXEMPT

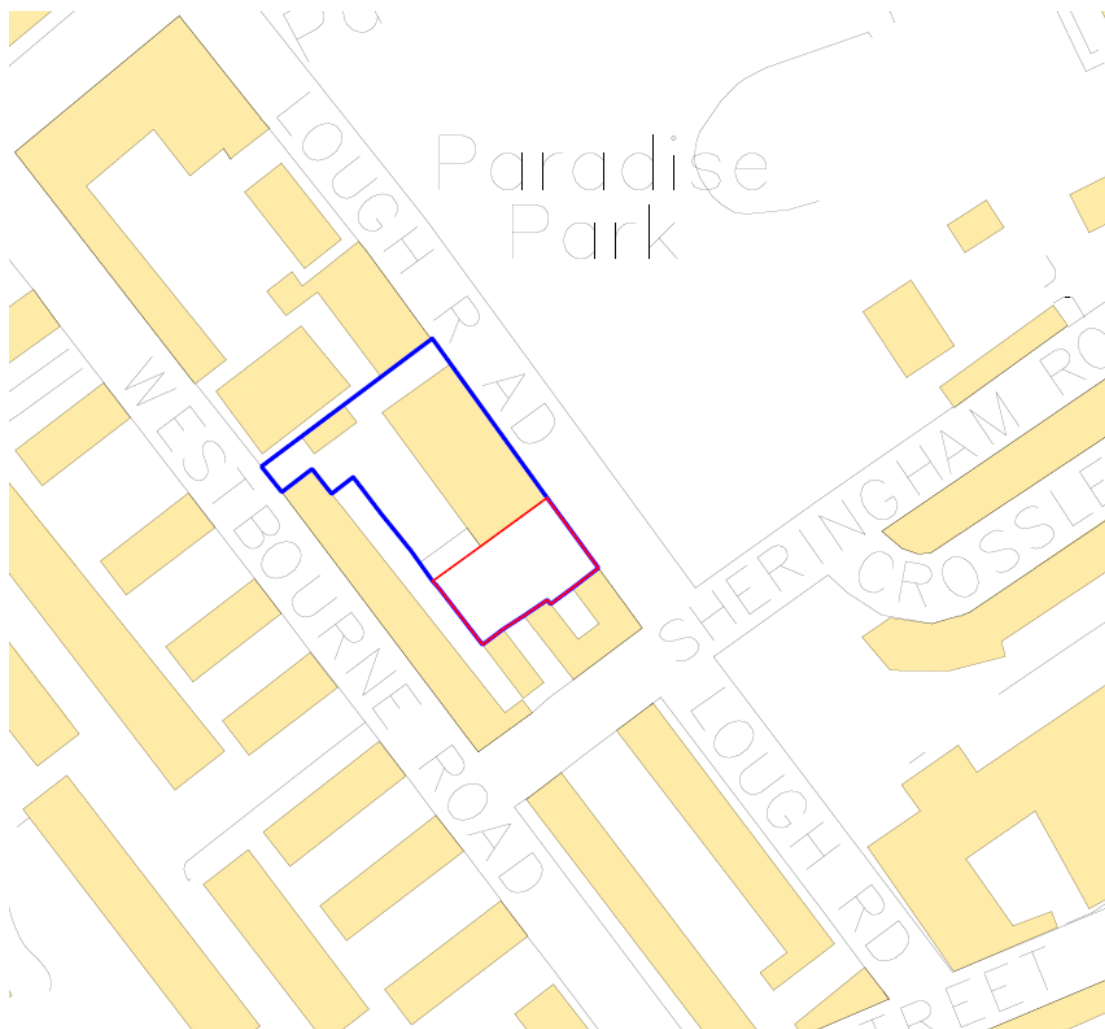
Application number	P2015/1336/FUL
Application type	Full Planning Application
Ward	Holloway Ward
Listed building	Unlisted
Conservation area	Not located in a conservation area
Development Plan Context	- Local Cycle Route - Major Cycle Route
Licensing Implications	None
Site Address	New River College, Lough Road, London, N7 8RH
Proposal	Conversion of existing car park into external play space offering multi-sports use with internal access to and from the school via the existing fencing and access to and from Lough Road. Improved access to Lough Road. Erection of fencing and roof netting, insertion of 4no. floodlights and sports storage facilities.

Case Officer	Emily Benedek
Applicant	Nigel Smith – New River College
Agent	Tom Betts

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission - subject to the conditions set out in Appendix 1 and conditional upon the completion of a Directors Service Level Agreement securing the heads of terms set out in Appendix 1

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



3. PHOTOS OF SITE/STREET



Image 1: Aerial view of street elevation



Image 2: Photo of the site from Lough Road



Image 3: Photo of the site in relation to the surrounding properties

4. SUMMARY

- 4.1 Planning permission is sought for the conversion of existing car park into external play space offering multi-sports use with internal access to and from the school via the existing fencing and access to and from Lough Road, improved access to Lough Road. The proposal also seeks consent for the erection of fencing and roof netting, insertion of 4no. floodlights and sports storage facilities.
- 4.2 The proposal will provide a better use of the disused car park, creating a multi-use games area which will provide on-site amenity space for students at New River College and the local community. Subject to conditions relating to hours of use and a flood lighting scheme, the proposal is not considered to have a detrimental impact on neighbouring amenity.
- 4.3 The proposed development is considered to be acceptable with regards to the land use, design, neighbour amenity, transport and highways, accessibility and Service level Agreement. In summary, the application is considered to be acceptable and in accordance with relevant planning policy.

5. SITE AND SURROUNDING

- 5.1 The application site relates to the New River College, a modern five storey building, which was rebuilt in the last two years and is located on the south-west side of Lough Road. The application site is used as a pupil referral unit and is linked to two other pupil referral units spread across four sites within the borough with shared facilities between these units.
- 5.2 The properties surrounding the site on Lough Road and Hides Street comprise a mix of educational and residential buildings, ranging from three to four storeys in height. Immediately opposite the site is Paradise Park. To the rear of the site the property three-storey properties in Westbourne Road which are used for residential purposes.
- 5.3 The application site is not listed and the property is not located in a conservation area.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal consists of the conversion of existing car park into external play space offering multi-sports use with internal access to and from the school via the existing fencing and access to and from Lough Road, improved access to Lough Road. The proposal also seeks consent for the erection of fencing and roof netting, insertion of 4no. floodlights and sports storage facilities.
- 6.2 The proposal involves the removal of the existing concrete hardstanding area and the creation of a new artificial grass sports pitch measuring a maximum of 31 metres in depth and 15 metres in width. Two new storage containers are proposed which will be located along the boundary with Westbourne Road and will measure 3 metres in width, 2 metres in depth and 2.4 metres in height.
- 6.3 The new multi-use games area will be enclosed with 4 metre high fencing and will be enclosed with netting to prevent balls leaving the pitch. 4no. floodlights are also proposed which will be located on 6 metre high posts on the four corners of the pitch.
- 6.4 New access gates are also proposed fronting Lough Road and will measure a maximum of 2.6 metres in height.

7. RELEVANT HISTORY:

Planning Applications:

- 7.1 **P100270** - Demolition of existing four storey Victorian building with associated outbuildings and the erection of a new three storey building (2635m²GEA) fronting Lough Road for continued education purposes (as a Pupil Referral Unit) within use class D1 (non-residential institutions). The development involves: a new vehicle access off Westbourne Road for parking and servicing; landscaping including shade canopy and external exercise equipment; cycle and refuse storage and associated boundary treatment. Approved (30/03/2011)

ENFORCEMENT:

- 7.2 E2013/0437 - Breach of Condition 16 (Breeam) of P100270

PRE-APPLICATION ADVICE:

- 7.3 Q2014/4889/MIN - External play space offering multi-sports use with internal access to and from the school via existing fencing and access to and from Lough Road. Improved access to Lough Road. Fencing and roof netting. Floodlighting and sports storage facilities (17/03/2015). The advice highlighted that the development may be acceptable but would need to pay special attention to maintaining the character and appearance of the area and safeguarding adjoining residents amenity levels in terms of light pollution, noise and disturbances.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 97 adjoining and nearby properties at Lough Road, Hides Street and Westbourne Road on 24 April 2015. A site notice was placed outside the site and the application was advertised in the Islington Gazette on 30 April 2015. The public consultation of the application therefore expired on 21 May 2015, 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 23 responses, including 3 letters of support 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 floodlights outside of school hours is unacceptable (10.12)
 - Proposal contravenes policy DM2.1 (10.10-10.17)
 - Noise and disturbance from use seven days a week (10.12)
 - Light pollution from floodlights (10.13-10.15)
 - Impact on car parking after 6:30pm (10.18-10.20)
 - Even with fencing balls could still get into neighbouring properties and cause damage (10.7)
 - Design of the fencing (10.7-10.8 & 10.25)
 - Same hours should be applied as to Mary Magdalene Academy (07:30-18:00 Monday-Friday) (10.12)
 - Pavement outside the site should be reinstated (10.19)
 - If pitch used outside school hours it will change the primary use of the facility from a school facility to a sports venue (10.4)
 - Security – the proposal will lead to an increased risk of being burgled (10.16)
 - Impact on neighbouring locally listed building (10.24)

- Stress and impacts on health as a result of the application (8.3)
- No need for MUGA in this location (10.4)
- Site should have been developed for social housing as per the original application (10.24)
- Lack of planting (10.8)

8.3 It must be noted that matters related to the impact on health as a result of the application is not a material planning consideration which can be taken into account when assessing the proposal.

External Consultees

8.4 None

Internal Consultees

8.5 Planning Policy Officer – no in principle objection to the multi-sports space, subject to further details of the final activities management plan. In addition, the proposal must ensure it does not negatively impact Paradise Park and the Site of Importance for Nature Conservation

8.6 Public Protection Division (Noise Team) – no objection subject to conditions relating to noise management plan, hours of use and lighting strategy

8.7 Transport Officer - no objection subject to all alteration costs to the public highway will need to be covered by the applicant

8.8 Sustainability Officer – no objection subject to a condition regarding the feasibility of using sustainable urban drainage

8.9 Access Officer – no objection to the proposal

Other Consultees

8.10 Sport England – no comments received

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.

9.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury

Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:
- Local Cycle Route
 - Major Cycle Route

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 and Appearance
- Neighbouring Amenity
- Transport and Highways
- Accessibility
- Other matters & Section 106

Land-use

- 10.2 The application site is part of the New River College campus which was never redeveloped as part of the larger scheme. Several other educational establishments including Paradise Park Children's Centre and St Mary Magdalene C of E Primary School are located in close proximity to the site and benefit from Multi Use Games Areas (MUGA) as part of their site with high fencing around. The MUGA would provide ancillary outdoor space in connection with the educational use and is therefore falls within the category of 'social infrastructure.'
- 10.3 Development Management policy DM4.12 part C is therefore of relevance. This policy states that new social infrastructure should be conveniently located to be accessible by a range of transport modes, provide buildings which are inclusive, accessible and flexible, are sited to maximise shared use of the facility and complement the existing uses and character of the area and avoid adverse impacts on the amenity of the surrounding area.
- 10.4 The proposal to remove the existing hard surfaced area and replace it with an artificial grass multi sports pitch would result in an increase in the area designated for sports and recreation, in association with the school. The existing car park is currently in a poor state of repair and is not currently used for this purpose therefore the proposal will involve the re-use of this existing brownfield site. The facility will also be open to members of the public (outside of school hours) which will be managed via a Management Plan, thereby maximising the shared use of the facility. However, the hours the proposed MUGA will be open to the public will be more limited than the existing facilities in Paradise Park; and the proposal will therefore not conflict with the existing community facilities nearby. Furthermore, as the MUGA will only be used for a limited period outside of school hours, therefore the use is considered ancillary to the main educational use associated with the school. As such, the principle of development is considered to be acceptable.

Design and Appearance

- 10.5 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, policy DM2.1 of Islington's adopted Development Management Policies requires all forms of development to be high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics.
- 10.6 The proposed sports pitch will take up the majority of the existing car park site with a small path surrounding the pitch to allow access through the site. The proposed sports pitch will be made of artificial grass whilst the surrounds will be resurfaced macadam; no objections are raised to the use of materials. It is proposed that 2no. storage containers will be located along the boundary with the neighbouring properties in Westbourne Road, however these will be replacing a disused toilet block currently situated along the shared boundary and are considered improvements to the character and appearance of the area.
- 10.7 It is proposed that the sports pitch will be enclosed with 4 metre high perimeter bullstock fencing with roof netting to ensure the sports equipment is contained within the site. There are several other examples of similar fencing in close proximity to the site, namely the existing MUGAs in Paradise Park and St Mary Magdalene School, both of which are visible from the public highway and the addition of high fencing is considered appropriate in this location.
- 10.8 The existing boundary treatment adjoining the site of Lough Road is currently in a poor state of repair and as part of the wider application new access gates are proposed measuring 2.6 metres in height. The existing front boundary treatment varies in height and looks unsightly. The proposal will provide some uniformity to the front boundary and will not look out of character within the street scene. It was agreed prior to the submission of the application that no soft landscaping treatment would be required around the site as given the nature of the use it is unlikely that any soft landscaping would be properly maintained.
- 10.9 Given the above, the proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.4 (Character) of the London Plan 2015, CS8 (Enhancing Islington's character) of the Core Strategy 2011 and Development Management Policy DM2.1.

Neighbouring Amenity

- 10.10 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of light pollution, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policies 7.14 and 7.15 as well as Development Management Policies DM 2.1 and DM6.1 which requires for all developments to be safe and inclusive and maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.11 Bearing in mind the open nature of the proposed fencing and its overall height, it is not considered that the development would give rise to any material adverse impacts on adjoining resident's amenity levels in terms of loss of daylight/sunlight, increased enclosure or privacy concerns. The site is proposed to be in a more active use as the pitch would function. However it is considered that the use of the area for a sports pitch at ground level would not give rise to any substantial overlooking or loss of privacy of adjoining properties windows in this case. The pitch would be screened by open fencing and it is considered that there are adequate separation distances between the existing boundary walls in situ to mitigate any concerns in this area.

- 10.12 Adjoining residents at Hides Street, Lough Road and Westbourne Road and front and rear windows facing onto the existing open site. It is accepted that the development will change these residents' view into the site from their properties. However the overall design and scale of the proposed fencing and pitch itself are not considered to be excessive nor visually harmful. Therefore the view will inevitably change from these properties but it is not considered that these views will be harmed and it is considered that there will be no material loss of outlook to any adjoining properties in relation to the proposed development.
- 10.13 However, the impacts on light pollution, safety and noise and disturbance require further assessment. An Activities Management Plan submitted as part of the application proposed the MUGA would be in use from 09:00 to 21:00 Monday to Friday, 09:00-18:00 Saturdays and 10:00-14:00 on Sundays. Whilst the application site forms part of an existing school it is acknowledged that the site is surrounded by residential properties to the south, west and east, which benefit from small rear gardens. The Council's Noise Officer raised concerns regarding the proposed hours of use, bearing in mind the proximity to residential dwellings and the fact that potential noise such as shouting (and swearing), ball impacts and whistles could have a detrimental impact on neighbouring amenity. It is therefore proposed to overcome this issue, subject to a condition, that the hours of use are restricted to 09:00-20:30 Monday to Friday, 10:00 to 18:00 Saturday and the site is not used at all on Sundays and public holidays. In addition, a condition has also been proposed regarding a Noise Management Plan. This will ensure the applicant considers the impact on neighbouring amenity and include measures for mitigating any identified impacts.
- 10.14 The light pollution from the proposed floodlights has also been assessed. Concerns have been raised by the Council's Acoustics officer that the proposed lighting assessment does not appear to take into account the properties in Hides Street or at the corner of Sheringham Road and Lough Road. A condition is therefore proposed to review and resubmit the lighting assessment including these details and the predicted lux levels. In addition, whilst the times of the floodlights has also been reduced (by virtue of the new hours of operation) a condition has been attached to ensure the operational management of the floodlights is reinforced including the hours of use and the fitting of timer switches to avoid the lighting becoming misdirected. These measures will also minimise the impact on neighbouring amenity.
- 10.15 It is also noted that the restriction in the hours of operation until 20:30 all year round will mean the floodlights are mainly required during the winter months as during the summer period it will still be light during this time and the floodlights will therefore not be required.
- 10.16 Concerns have been raised regarding safety and security as a result of the development including increased risk of burglary. The proposal is in an enclosed space with high boundary fencing on all sides. The addition of floodlighting until 8:30pm at night when the site is in use will render any activity in this location more visible and therefore act as a deterrent to potential troublemakers and the provision of providing additional sports facilities has the potential of providing additional activities for young people as an alternative to crime and anti-social behaviour.
- 10.17 Given the above measures, the proposal is not considered to result in any significant impacts on residential amenity in terms of light pollution, safety and noise and disturbance. The proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 of the adopted Islington Development Management Policies 2013.

Transport and Highways

- 10.18 The site has a PTAL of 6a, which is 'Excellent', with Caledonian Road Railway Station and Highbury and Islington Tube Stations and a number of major bus routes in close proximity to the site.
- 10.19 It is proposed that many of the users of the sports pitch outside of school hours will be local community group's currently in close proximity to the site and therefore the lack of cycle parking spaces on site is considered acceptable. Although the Council is unable to control parking after 6:30pm, as part of the Activities Management Plan it is hoped that the school will look at alternative measures to ensure the local community do not access this site by car.
- 10.20 Alterations are also proposed to the public highway involving the alterations to the cross overs. An informative is attached to this application to remind the applicant that all alteration costs will need to be covered by the developer.

Accessibility

- 10.21 All developments are required to demonstrate that they provide for ease of and versatility in use; deliver safe, legible and logical environments; produce places and spaces that are convenient and enjoyable to use for everyone, and bring together the design and management of a development from the outset and over time. Planning applications need to meet the above criteria in order to be consistent with Policy DM2.2 of Islington's Development Management Policies.
- 10.22 The proposal has been designed with level access and sufficient width around the perimeter of the court to provide ease of use for people with mobility impairments. The single and double leaf gates providing entry onto the pitch exceed the minimum 1 metre and 2 metre width requirements, ensuring the sports pitch is fully accessible and therefore complies with Development Management policy DM2.2.

Directors Service Level Agreement

- 10.23 The new sports pitch would be subject to a Community Use and Management agreement to ensure that the space is suitably managed and public access is guaranteed. This safeguard would also secure the appropriate management and long term use and intensity of the use of the sports space. It is considered that this agreement to provide these details coupled with controls on light levels and hours of operation would ensure that close by adjoining residents amenity levels would be safeguarded to an acceptable degree.

Other Matters

- 10.24 Comments have been raised by neighbouring occupiers that the site should have been turned into social housing as per the details in the original planning application P100270. However, each application must be considered on its own merits and the Council would have needed to justify the loss of educational facilities against the merits of social housing. It is considered that the creation of a sports pitch in association with the school is an appropriate use of the site.
- 10.25 The application site only has a side boundary with the locally listed properties in Hides Street and the boundary treatment along this elevation is not going to change. The proposal will therefore not cause any harm to the setting of the locally listed building. The overall scale and proposed height of the related sports pitch fencing is not considered to be excessively high such that any material visual harm could be caused when looking towards and into the site from Lough Road, Hides Street and from the rear elevations of properties along Westbourne Road.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed multi use games area would provide much needed recreational facilities for the existing school and wider community. In addition, proposal has been sympathetically designed and would not have a detrimental impact on the character and appearance of the property and wider site or wider locality.
- 11.2 The proposed development is considered to be acceptable with regards to the land use, detailed design, neighbour amenity, transport and highways, accessibility and Section 106.
- 11.3 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

- 11.4 It is recommended that planning permission be granted subject to the terms set out in the Service Level Agreement and the conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Directors Service Level Agreement between the Director of Children’s Services and the Director of Environment and Regeneration to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or in their absence the Deputy Head of Service:

1. A Community Use and Management Agreement to ensure suitable management and community use.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>SSL1746 08, SS1746 02/REV 00, SS1746 01/REV 00, SS1746 09, SS1746 07/REV 00, SS1746 03/REV 00, SS1746 06/REV 00, SS 1746 04/REV 00, SS1746 05/REV 00, Design & Access Statement, Activities Management Plan, Master MHN-FC Floodlighting details, Guidance Notes for Reduction of Obtrusive Lights, Surfacing Standards Limited report dated 23 March 2015.</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: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ol style="list-style-type: none"> a) Samples of all boundary treatment b) Paving details; c) Details of proposed lighting; d) Any other materials to be used. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

4	Hours of Use
	<p>CONDITION: The proposed all weather football pitch shall operate only between the hours of 09:00-20:30 Monday to Friday, 10:00-18:00 Saturdays and not at all on Sundays or Bank Holidays.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.</p>
5	Lighting Hours
	<p>CONDITION: The Multi Use Games Area floodlighting shall be operated during the hours of 09:00-20:30 Monday to Friday and 10:00-18:00 Saturdays only. Usage within these hours shall be controlled by a photocell detector and timer switch.</p> <p>REASON: To ensure that any resulting general or security lighting does not adversely impact neighbouring residential amenity as well as protecting the biodiversity value of Paradise Park.</p>
6	Lighting Details
	<p>CONDITION: Notwithstanding the approved plans, a lighting strategy for the Multi Use Games Area (MUGA) shall be submitted to and approved by the Local Planning Authority prior to construction. The details of the approved lighting strategy shall be implemented prior to the first occupation of any of the users hereby approved and maintained thereafter.</p> <p>REASON: To ensure that any resulting lighting does not adversely impact neighbouring residential amenity.</p>
7	Noise Control Measures
	<p>CONDITION: A Noise Management Plan assessing the impact of the Multi Use Games Area shall be submitted to and approved in writing by the Local Planning Authority prior to the ball court use commencing on site. The report shall assess impacts during the operational phase of the ball court on nearby residents and other occupiers together with means of mitigating any identified impacts. The ball court shall be operated strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that existing residential amenity is maintained.</p>
8	Sustainable Urban Drainage
	<p>CONDITION: 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.</p> <p>The Drainage Strategy shall include the following details:</p> <p style="padding-left: 40px;">a) A drainage plan detailing the proposed method for disposing of surface water by means of appropriate sustainable drainage systems. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve no net increase in surface water runoff from the site post-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>

REASON: In the interest of sustainability.
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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.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
2	<p>Highways</p> <ul style="list-style-type: none"> - Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. <p>All agreements relating to the above need to be in place prior to works commencing.</p> <ul style="list-style-type: none"> - Compliance with section 174 of the Highways Act, 1980 - "Precautions to be taken by persons executing works in streets." Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing. - Compliance with section 140A of the Highways Act, 1980 – "Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk. <p>Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk</p> <p>Approval of highways required and copy of findings and condition survey document to be sent to planning case officer for development in question.</p> <ul style="list-style-type: none"> - Temporary crossover licenses to be acquired from streetworks@islington.gov.uk. Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place. - Highways re-instatement costing to be provided to recover expenses incurred for damage to the public highway directly by the build in accordance with sections 131 and 133 of the Highways Act, 1980. - Before works commence on the public highway planning applicant must provide Islington Council's Highways Service with six months' notice to meet the requirements of the Traffic Management Act, 2004. - Development will ensure that all new statutory services are complete prior to footway

3	<p>Community Infrastructure Levy (CIL)</p> <p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/</p>
4	<p>Other legislation</p>
	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations & the Party Wall etc. Act 1996 ("the Act")</p>
5	<p>Service Level agreement</p>
	<p>Your attention is drawn to the fact that this grant of permission is subject to a Service Level agreement.</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.

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.9 Inner London

Policy 2.14 Areas for regeneration

Policy 2.18 Green infrastructure: the network of open and green spaces

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

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

Policy 3.17 Health and social care

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

4 London's economy

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision

Policy 4.12 Improving opportunities for all

5 London's response to climate change

Policy 5.3 Sustainable design and construction

Policy 5.10 Urban greening

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

6 London's transport

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.7 Better streets and surface transport

Policy 6.10 Walking

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.11 London View Management Framework

Policy 7.15 Reducing noise and enhancing soundscapes

use

8 Implementation, monitoring and review

Policy 8.1 Implementation
Policy 8.2 Planning obligations

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS7 (Bunhill and Clerkenwell)
Policy CS8 (Enhancing Islington's
Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing
Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)
Policy CS19 (Health Impact Assessments)
Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design
DM2.2 Inclusive Design

Housing

DM3.6 Play space
DM3.7 Noise and vibration

Health and Open space

DM6.1 Healthy development
DM6.2 New and improved public open
space
DM6.4 Sport and recreation
DM6.6 Flood prevention

Energy and Environmental Standards

DM7.4 Sustainable design standards

Transport

DM8.1 Movement hierarchy
DM8.2 Managing transport impacts
DM8.3 Public transport
DM8.4 Walking and cycling

Infrastructure

DM9.2 Planning obligations
DM9.3 Implementation

3. Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Local Cycle Route
- Major Cycle Route

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

The following SPGs and/or SPDs are relevant:

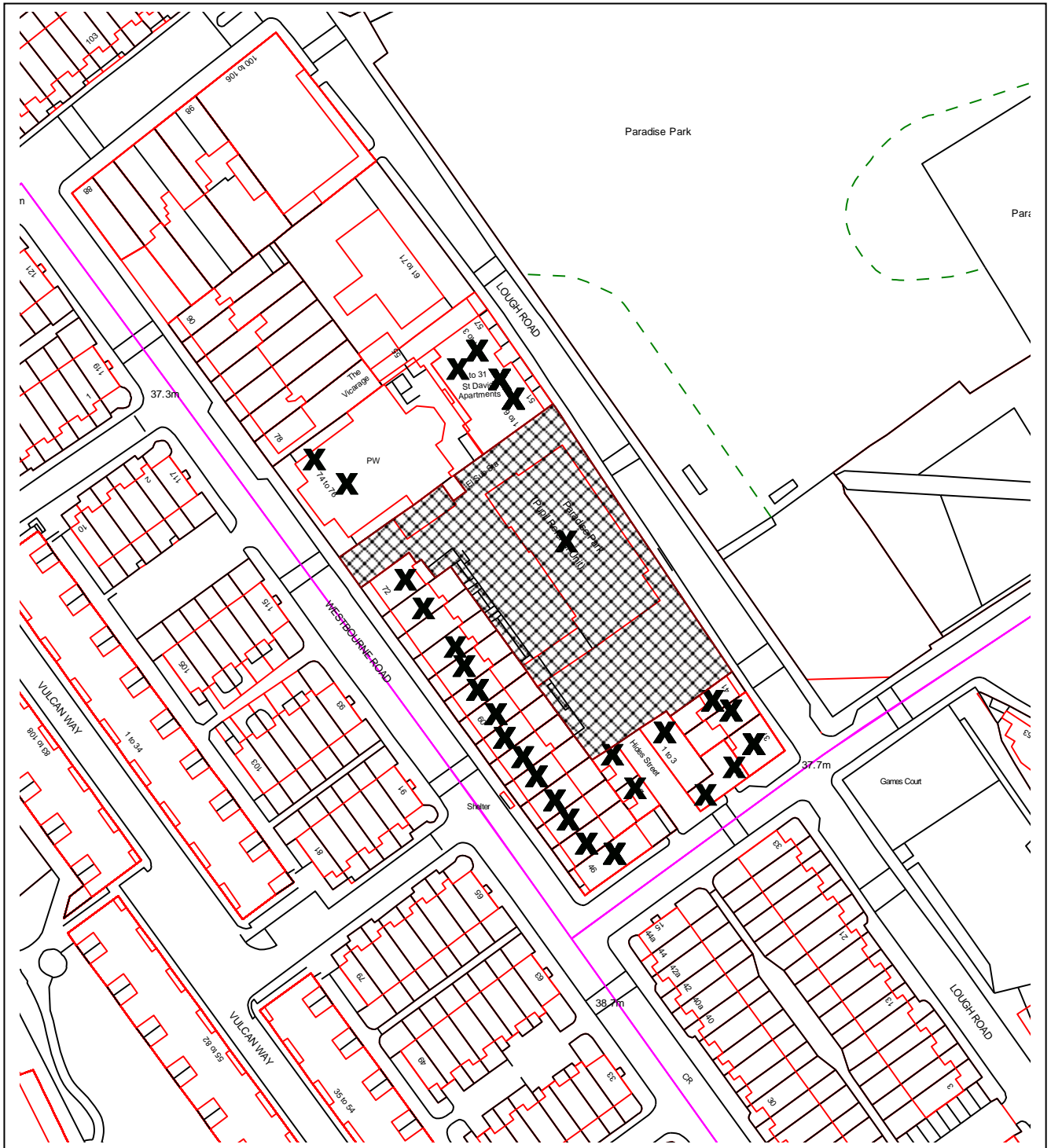
Islington Local Plan

- Environmental Design
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction
- Planning for Equality and Diversity in London

Islington SE GIS Print Template



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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:	9 th July 2015	NON-EXEMPT

Application number	P2015/2024/FUL
Application type	Full Planning (Councils own)
Ward	Highbury West
Listed building	Not Listed
Conservation area	Not in a CA
Development Plan Context	iCore Strategy Key Areas iCycle Routes within 100m TLRN within 50m of Conservation Area
Licensing Implications	None
Site Address	Rollit House & Branston House, Hornsey Road, N7.
Proposal	Renewal of the plain-tile roof coverings to Branston House and Rollit House with Humber plain tile roof covering.

Case Officer	Joe Aggar
Applicant	Linda Harris - Islington Council
Agent	Jack Park

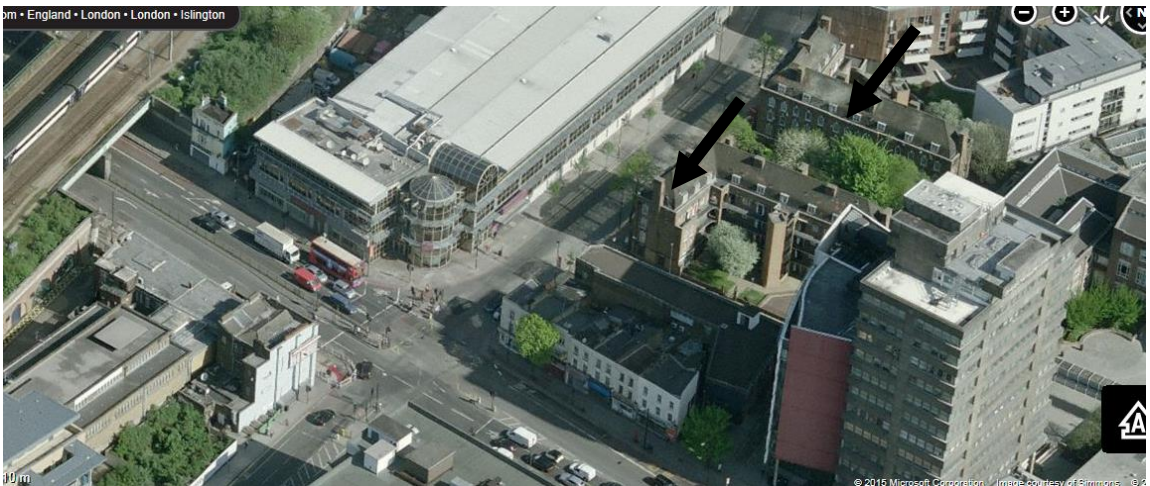
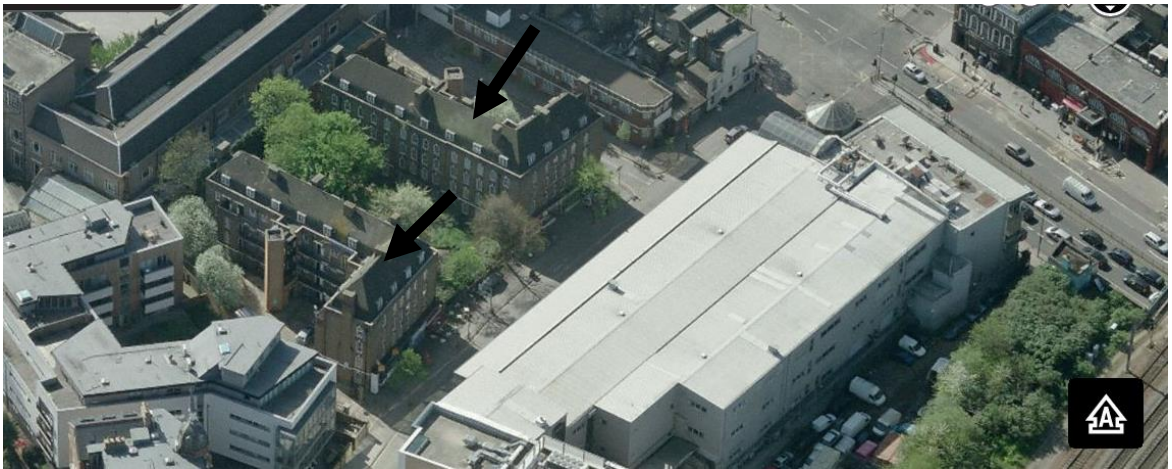
1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



IMAGES 1 & 2: AERIAL PHOTOIS OF THE SITE.

4. Summary

- 4.1 Planning permission is sought for the replacement of the existing roof tiles to both council owned building known as Rollit House and Branston House. The existing roof covering is terracotta clay rosemary tiles and there has been fire damage to the roof covering of Rollit House. The proposed roof covering is Sandtoft Humber Plain flander tiles.
- 4.2 The application is brought to committee because it is a Council-own development.
- 4.3 The proposed alteration in roof covering will neither harm the appearance, character or appearance of the buildings nor the wider street scene, nor will it materially affect the amenity of adjacent residents.
- 4.4 It is recommended that planning permission be granted subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site comprises two 'L-shape' residential buildings at around a private communal open space. The elevation which front Hornsey Street comprises of

commercial units at ground floor with residential above. The buildings are four storeys high with brick façades and pitched roofs with dormers. The site is located immediately opposite the London Metropolitan University.

- 5.2 The site is located is not located in a conservation area nor are the buildings statutorily listed. The surrounding area is mixed in character and use.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the replacement of the existing terracotta clay rosemary tiles with sandoft humber plain flander tiles to both Rollit House and Branston House. The alterations proposed follow general refurbishment needs and fire damage to the roof of Rollit House.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **900909** - Erection of new boundary wall and fence renewal of hard standing and paving areas and upgrading of amenity open space within estate. Approved 15/08/1990.
- 7.2 **882182** - Erection of one four storey lift shaft to each block. Approved 03/07/1989.

ENFORCEMENT:

- 7.10 None

PRE-APPLICATION ADVICE:

- 7.11 Q2015/2207/MIN.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 29/05/2015. A site advert was also released. These expired on the 22/06/2015. At the time of the writing of this report no responses had been received from the public with regard to the application. A further period of consultation was carried out which commenced on the 18/06/2015 to fully consult adjoining occupiers. This consultation period is due to expire on the 09/07/2015. Members will be updated at committee of any additional responses received

Internal Consultees

- 8.4 **Design and Conservation Officer:** approve subject to condition on exact materials

External Consultees

- 8.5 **None**

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.
- 9.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, The Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:
- Newington Green 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:

Design and appearance and impacts on Rollit and Branston House and the wider streetscape;

Impact on amenity of neighbours.

Design and Appearance

- 10.2 In terms of design the key, relevant policy from the council's policy is Policy DM2.1 of the adopted 2013 Development Management Policies. Policy DM2.1 sets out a series of criteria that should be applied to new development. It emphasises the need for design to be of high quality that makes a positive contribution to an area's local character and distinctiveness.
- 10.3 Immediately to the south west is the adjoining St Mary Magdalene Conservation Area which includes the St Mary Magdalene Church and church yard, and high quality late 18th and early 19th century housing. The area contains good examples of London residential development of the period.

- 10.4 The character of Holloway Road which is a principal historic route north is quite different. Buildings range from those built in the 18th to the 21st century. Retail uses predominate and adjacent to the Rollit House are a variety of building and roof types including those belonging to the London Metropolitan University. The proposed alterations to the roof covering would readily visible from the public domain notably from Hornsey Street and Rollit Street.
- 10.5 While it is important to pay respect to the adjoining conservation area, a designated heritage asset, the prevailing roof types in the immediate area are varied and not of particular merit.
- 10.6 The roof is one of the most important parts of any building. The principle of replacing the roof tiles is seen as acceptable. The new replacement clay tiles would not detract from the appearance of the residential blocks by virtue of their colour and texture. The clay tiles do not contrast markedly with the darker shades of the terracotta clay rosemary tiles. By completing both roofs with the same roof covering they would harmonise with each other. Its cross cambered design is appropriate and the darker tile provides a similar finish to the existing that will enable the finish to blend into its surroundings. The photo below shows an example of the colour tone for the proposed new sandoft humber plain flander tiles.



- 10.7 The principle of the replacement tiles in scale, form and materials, would not result in material harm to the character and appearance of either the host property or the wider street. On the contrary, the changes proposed to renew the roof seem something of an improvement. To ensure the material is appropriate prior to commencement it is recommended that a sample be submitted for approval.
- 10.8 It would accord with policies 7.4 and 7.6 of the London Plan 2011 which, among other things, seek a high quality design response which has regard to the pattern and grain of the existing spaces and streets, and is comprised of details and materials which complement the local architectural character. It would also accord with policies CS8 and CS9 of the adopted Core Strategy¹ (2011) which require development which reflects the scale of the area and to protect and enhance Islington's built and historic environment; policy DM2.1 of the Development Management Policies requires that such development should respect the architectural character and details of the original building.

Neighbouring Amenity

- 10.9 The Council seeks to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise. The proposed replacement roof covering does not have any impact on nearby residents.
- 10.10 There have been no objections to the proposed development. The proposal is considered not to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

11.0 SUMMARY AND CONCLUSION

Summary

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

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions 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>Rollit House Existing PD001 Revision A; Branston House Existing PD001 Revision A; Rollit House Proposed PD 002 Revision A; Branston House PD002 Revision A; Humber Plain Tile 66 Flanders Specification.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: Details and samples of roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

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. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2015 - Spatial Development Strategy for Greater London

- 3 London’s people
- 7 London’s living places and spaces
 - 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)

C) Development Management Policies June 2013

Design and Heritage
DM2.1 Design

Energy and Environmental Standards
DM 7.2 Energy efficiency and carbon reduction
DM7.4 Sustainable Design Standards

5. Designations

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

- None

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

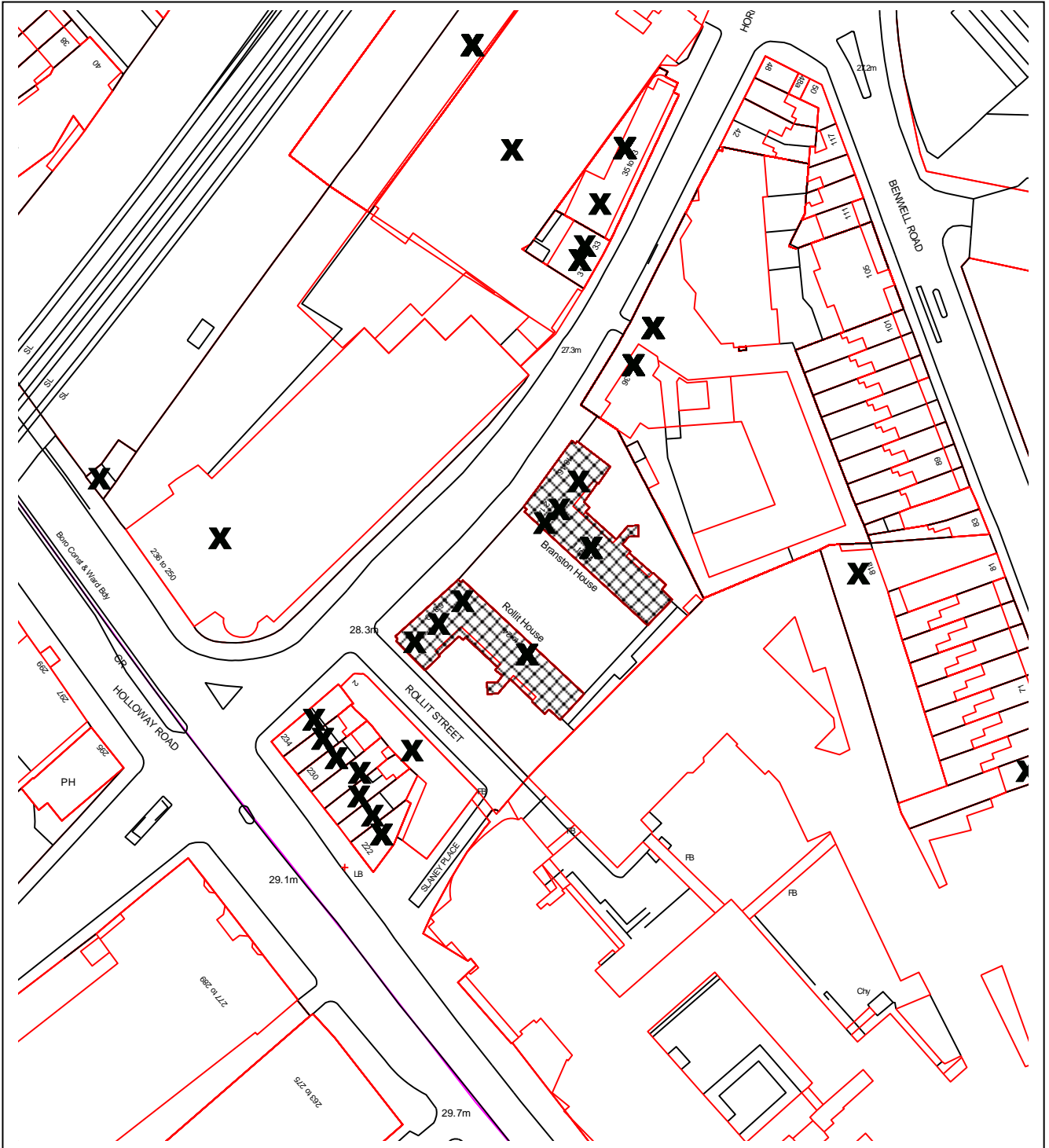
The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

London Plan

Urban Design Guide (2006)

Islington SE GIS Print Template



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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 B		
Date:	6 th July 2015	NON-EXEMPT

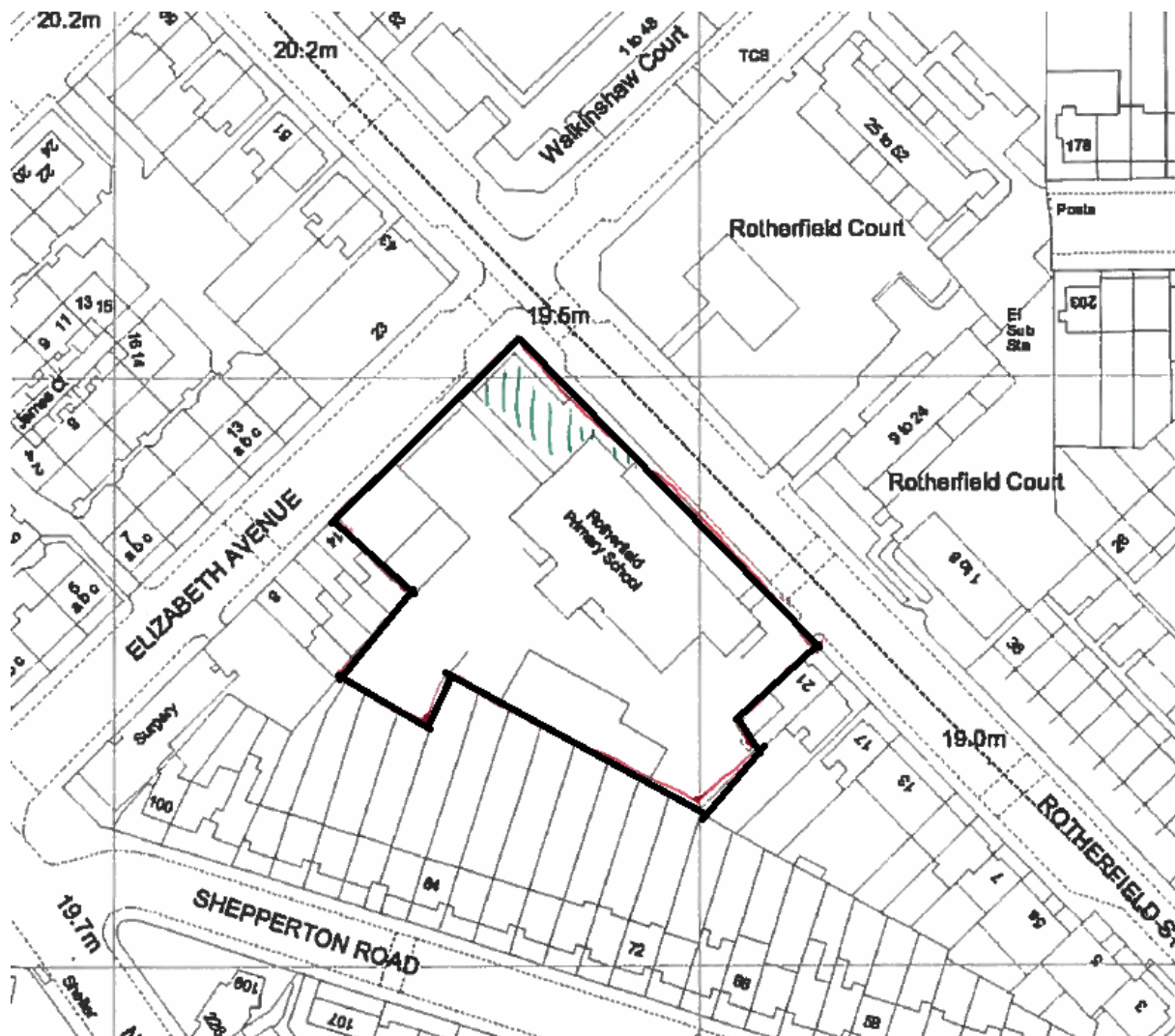
Application number	P2015/1905/FUL
Application type	Full Planning (Council own)
Ward	Bunhill
Listed building	No
Conservation area	Yes
Development Plan Context	East Canonbury Conservation Area
Licensing Implications	None
Site Address	Rotherfield Junior School, 23 Rotherfield Street, London N1 3EE
Proposal	Resurfacing of Playground and Erection of Additional Play Equipment in Playground

Case Officer	Duncan Ayles
Applicant	Natascha Lloyd
Agent	N/A

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET

Image 1: Aerial photograph the northern elevation of the building and area where the play equipment will be located.



The Site

4. Summary

- 4.1 Planning permission is sought for works to the playground of the school, including the resurfacing of part of the playground, and the erection of additional play equipment. The proposed works are located in the northern part of the school site, within an area that is currently used as a playground.
- 4.2 The design of the play equipment is considered to be acceptable, and the proposal is not considered to give rise to any impact on the character and appearance of the East Canonbury Conservation Area. The proposal is also not considered to give rise to any adverse impact on neighbouring properties.
- 4.3 The playground contains a number of small trees and hedges along the northern boundary, and a tree within the site. However, the proposal does not propose the removal or pruning of any on site trees.

5. SITE AND SURROUNDING

- 5.1 The application site comprises a four storey London school board building that includes prominent decorative gables and polychromatic brickwork. The school itself is surrounded by a playground which contains a range of play and

sports equipment. The northern corner of the site is used by the early years section. The entirety of the playground is surfaced in tarmac.

- 5.2 The boundary treatment to the playground is formed by a two metre high mesh fence. In places the mesh fence is supplemented by a hedge and bamboo screening.
- 5.3 The site contains a number of small trees, including on either side of the entrance into the site from Elizabeth Avenue. The trees are not subject to tree preservation orders, although they are protected by virtue of being located within a conservation area.
- 5.4 The surrounding land uses are primarily residential, including Victorian and Georgian domestic development, post-war redevelopment and some contemporary infill.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the resurfacing of the playground with a rubber surface. The application also proposes the erection of additional play equipment including a log weave, tyre shake bird table, weaving post and tunnel. These range in height from 2.88 metres to 0.86 metres.
- 6.2 The proposed play equipment is sited at least 3 metres away from the north-western boundary of the site onto Elizabeth Avenue. Some of the play equipment is located closer to the north-eastern boundary, being within 1 metre of the boundary of the school.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P101886:** Replacement double leaf gate to be installed to existing boundary opening: Approved subject to conditions.
- 7.2 **P101184:** Erection of an enlarged single storey building to southern building and the installation of two extraction cowls to roof: Approved subject to conditions.
- 7.3 **P082453:** Installation of gate and side panel: Approved subject to conditions.
- 7.4 **P082114:** Installation of new door and Associated ramped Access to front elevation: Approved subject to conditions.
- 7.5 **P002591:** Installation of Fire escape: Approved subject to conditions.
- 7.7 **P11183:** Erection of Wire Mesh: Approved subject to conditions.

ENFORCEMENT:

- 7.8 None

PRE-APPLICATION ADVICE:

7.9 None.

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 134 adjoining and nearby properties at Elizabeth Avenue and Rotherfield Street.

8.2 A site notice and press advert was also displayed. Consultation expired on the 11th June 2015 however it is the Council's practice to continue to consider representations made up until the date of a decision.

8.3 No objections have been received from the public with regard to the application.

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.

9.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, The Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

- East Canonbury 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:

- Design and appearance and impacts on the Rotherfield School Building
- Impact on amenity of neighbours.
- Potential Arboricultural Impacts

Design and Appearance

10.2 The application site relates to the Rotherfield Junior School, which is a prominent late-Victorian School Board building. The building is already surrounded on all sides by hard standing which is used as a playground and for sports. The existing playground is characterized by hard standing, and includes existing play equipment such as slides, swings and gazebos.

10.3 The proposed play equipment is of a similar scale and type to the existing equipment found within the playground, and is also clearly subordinate to the school building itself. Consequently it is not considered that the play equipment will give rise to any adverse impact on the character of design of the School Building. The materials proposed for the play equipment, which include timber and plastic, are also considered to be acceptable as they reflect the existing play equipment within the site.

10.4 In addition, it is not considered that the play equipment will be widely visible within the street scene. The equipment is situated behind an existing two metre fence which includes bamboo panels and a hedge which will be retained. These panels will block views of the new equipment from Rotherfield Street, limiting the impact of the development on the character of the Conservation Area.

10.5 The proposed works are considered minor and would not result in any harm to the host building, surrounding area or Conservation Area in accordance with policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.

Neighbouring Amenity

10.7 The Council seeks to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise. The proposed play equipment is located within an enclosed school site, and will not lead to any loss of light or outlook to neighbouring properties.

10.8 The proposal is situated within a part of the site that is already intensively used as a play space, and includes play equipment. Consequently the proposal will not give rise to any increase in noise or activity within this part of the site.

- 10.9 There have been no objections to the proposed development. The proposal is considered not to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

Impact on Trees Within the Site

- 10.10 The application site contains a number of small hedges and climbing plants on the northern boundary of the site. The applicant has not provided any arboricultural information to support the application such as a tree survey or method statement. However, the applicant has confirmed that the existing trees will be retained, which can be secured by email.
- 10.11 The entirety of the playground area is currently laid to concrete hard standing. Consequently it is not considered that the proposed hard standing will lead to any adverse impact on the trees including the tree roots. In addition, the play equipment will not require the creation of foundations of any significant depth.
- 10.12 The proposed development is not considered to give rise to any adverse impact on the health or amenity value of the onsite trees contrary to policy DM 6.5.

11.0 SUMMARY AND CONCLUSION

Summary

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

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan, Block Plan, Site Drawing, Site Drawing, Elevation Drawing</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted in part 9 of the application form. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
	Trees
4	TREE RETENTION AND REMOVAL (COMPLIANCE): No consent is hereby granted for the removal of any trees within the site.
	<p>REASON: In the interest of the protection of trees and to safeguard visual amenities.</p>

List of Informatives:

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

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

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

1 National Guidance

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

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2015 - Spatial Development Strategy for Greater London

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.18 Education facilities

7 London's living places and spaces

Policy 7.1 Building London's

neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

Energy and Environmental Standards

DM7.4 Sustainable design standards

DM2.2 Inclusive Design
DM2.3 Heritage

Health and Open Space

DM 6.5 Landscaping, Trees and Biodiversity

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:

- **East Canonbury Conservation Area**

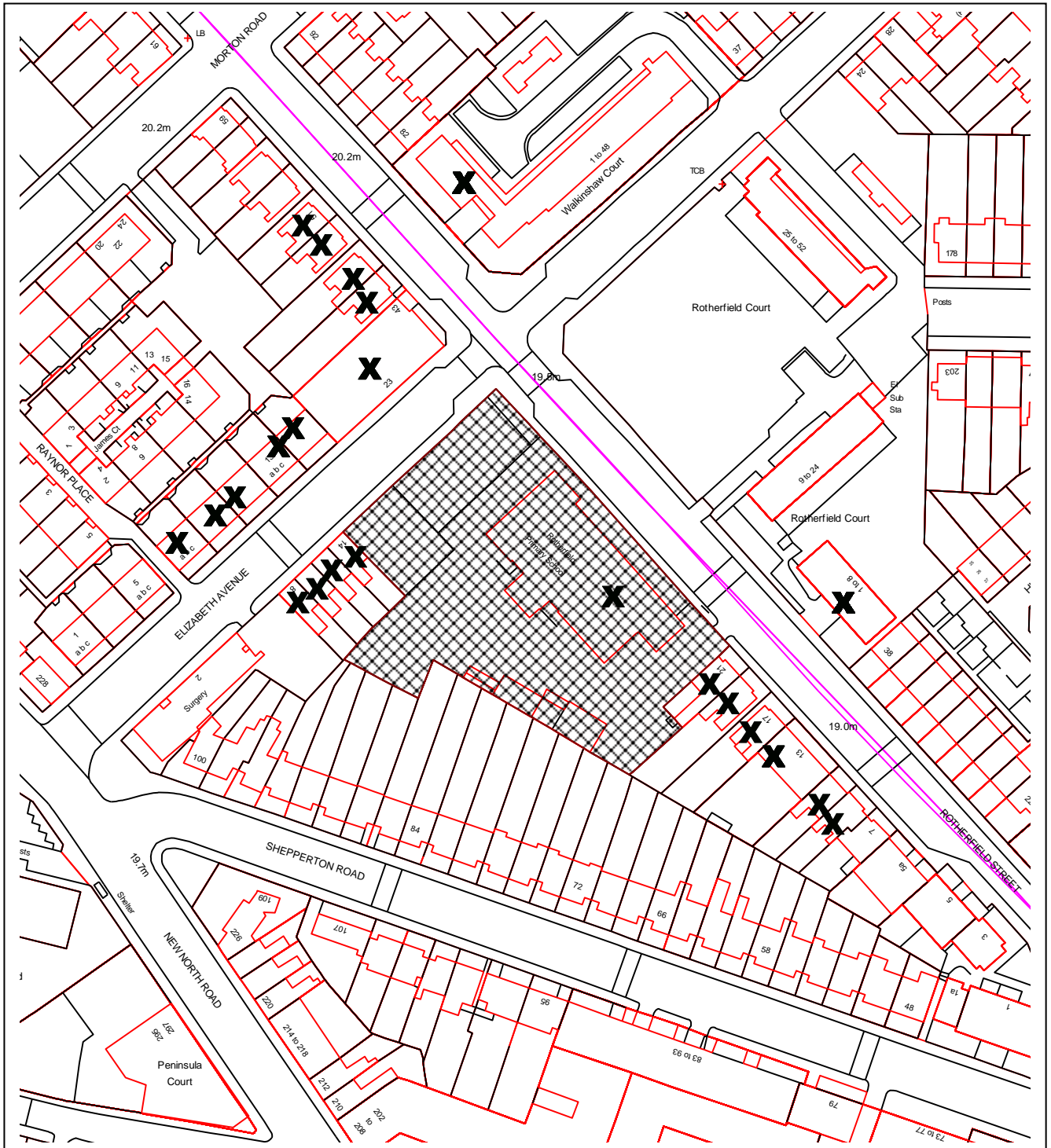
6. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

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

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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:	9 th July 2015	NON-EXEMPT

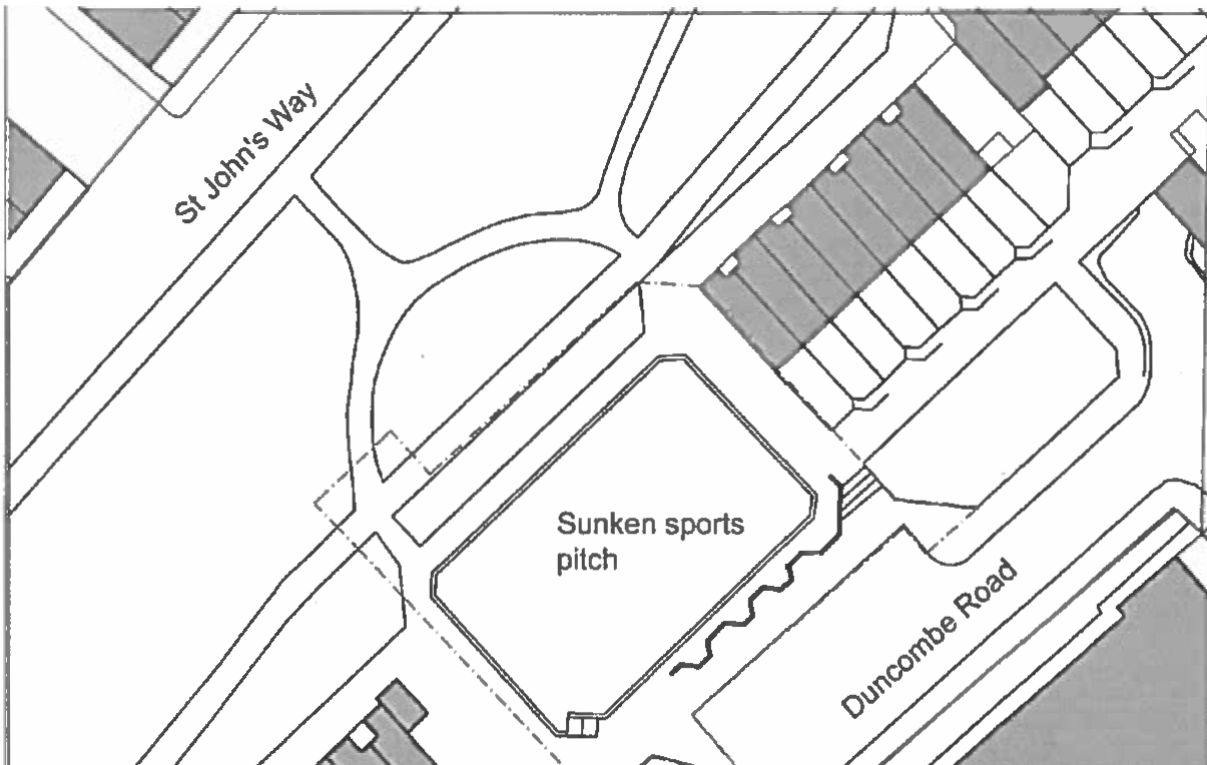
Application number	P2015/0904/FUL
Application type	Full Planning Application (Council's Own)
Ward	Tollington
Listed building	Unlisted
Conservation area	Not located in a conservation area
Development Plan Context	- Local Cycle Route - Core Strategy Key area- Archway
Licensing Implications	None
Site Address	Sunken Sports Pitch at Land at Elthorne Estate, Mulkern Road, London N19
Proposal	Refurbishment works to existing sunken pitch including reduction of existing walls on three side and installation of sports fencing, new gates, fencing and ramp, spectator seating on benches, renewal of existing floodlights, resurfacing of paved areas and associated landscape works

Case Officer	Clare Preece
Applicant	London Borough of Islington
Agent	Ground work London

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission - subject to the conditions set out in Appendix 1 and conditional upon the completion of a Directors Service Level Agreement securing the heads of terms set out in Appendix 1

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



3. PHOTOS OF SITE/STREET



Image 2: View from SE looking towards N.E



Image 3: View from Mitford Road



Image 5: View from Duncombe Road



Image 6: View from North



Image 7: View from south west

4. SUMMARY

- 4.1 The proposal seeks planning permission for refurbishment works to existing sunken pitch including reduction of existing walls on three sides and installation of sports fencing, new gates, fencing and ramp, spectator seating on benches, renewal of existing floodlights, resurfacing of paved areas and associated landscape works.
- 4.2 The main issues arising from this application relate to design and appearance; neighbouring amenity; landscaping and trees; Given the public benefit, the separation distance to neighbouring properties and subject to conditions, the proposal is considered acceptable and in accordance with the relevant policies listed at Appendix 2.

5. SITE AND SURROUNDING

- 5.1 The site comprises existing sunken games pitch located between Duncombe Road and Holland Walk within the Elthorne Estate.
- 5.2 The existing pitch has a black asphalt surface which is between 1m and 2.3m below ground level. Retaining walls surround the pitch which project up to 2.6m above ground level. The pitch is accessed from a single set of paved steps located at its southern corner.
- 5.3 The site is not located within a Conservation Area.
- 5.4 The surrounding area is generally residential in character containing three and four storey blocks of flats. Mount Carmel Roman Catholic College is located to the south east of the site.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for refurbishment works to the existing sunken pitch including reduction of existing walls on three sides and the installation of sports fencing, new gates, fencing and ramp, spectator seating on benches, renewal of existing floodlights, resurfacing of paved areas and associated landscape works.
- 6.2 It is proposed to reduce the height of the existing walls on three sides of the pitch (North West, southwest and north east sides by 1.1m and install rebound sports fencing (dark green in colour) on top to the same height as the existing wall.
- 6.3 The gate and existing steps onto the pitch would be removed and replaced with a new gate to match the fencing. A new ramp will also be installed along the south western edge of the pitch.
- 6.4 The eastern corner of the outer pitch wall would be removed to allow for the installation of a matching gate and steps to run along the north eastern side of the pitch.
- 6.5 An accessible 2.5m wide red bitmac surfaced corridor would run along the north western side of the pitch to link the ends of the steps and ramp to provide an area for a limited amount of spectator seating on benches. This area would be separated by a continuation of the internal fencing alongside the ramp and steps and would be fitted with two gates providing access to the playing surfaces.

6.6 The existing 6 floodlights will be replaced by 6 x 6m high galvanised columns, each fitted with double 250 W floodlights. Some columns will be relocated along each side to ensure a consistent level of lighting can be achieved.

6.7 It is also proposed to resurface paved areas around the pitch with a small amount of replanting in the western corner of the site.

7. Relevant History:

Planning Applications:

7.1 None

7.2 No history

8. CONSULTATION Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties.

Site notices were also displayed around the site. The public consultation of the application therefore expired on 11th June 2015. However it is the Council's practice to continue to consider representations made up until the date of a decision.

8.2 At the time of the writing of this report one letter 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):

Youths congregating in the surrounding residential area (10.19- 10.21)

Noise (10.14- 10.16)

Parking shortage (10.17-10.18)

Playing football in 'No games area' (10.22)

External Consultees

8.3 None

Internal Consultees

8.4 Landscape Tree officer - The report is rather brief and the referenced British Standards have been superseded but in general the detail within the report, with appropriate supervision, will be adequate to protect the trees through construction. There are no proposed tree losses and the impacts to the retained trees can be managed. Subject to conditions no objections raised.

- 8.5 Noise/pollution -The application includes removing much of the brick wall structure around the pitch which provided acoustic screening for the nearby residents. The replacement rebound fencing will not provide the same effect, but it is considered that the removal of the walls in itself is unlikely to have a significant adverse effect on nearby residential amenity.
- 8.6 The lighting information is not particularly helpful as it only sets out the impact of the lighting on the sports pitch rather than the surrounding area. The lighting report should follow the Institute of Lighting Engineers' guidance. However the lighting will replace existing units and there are two fewer columns. The simplest way to control the noise and lighting impact is to control the hours of use.

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. Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Document (SPD)

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

10. ASSESSMENT

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

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

Design and conservation

- 10.2 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, Policy DM2.1 of Islington's adopted Development Planning Policies requires all forms of development to be of high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics. Furthermore, planning applications are required to demonstrate how natural features, such as topography, trees, boundary treatments, planting and biodiversity have been successfully addressed.
- 10.3 Given the existing pitch is already in place and is sunken, there will be no increase in bulk or mass. The fencing will allow more light onto the pitch, improve the existing oppressive appearance from inside and outside the pitch and improve the sightlines. The replacement fencing will be the same height as the existing wall. The fencing will provide visual transparency and help to reduce any anti-social behaviour.
- 10.4 It is proposed to reduce the height of the existing walls on three sides of the pitch (north west, southwest and north east sides) by 1.1m and install rebound sports fencing (dark green in colour) on top, to the same height as the existing wall.
- 10.5 The gate and existing steps onto the pitch would be removed and replaced with a new gate to match the fencing. A new ramp will also be installed along the south western edge of the pitch.
- 10.6 An accessible 2.5m wide red bitmac surfaced corridor would run along the north western side of the pitch to link the ends of the steps and ramp to provide an area for a limited amount of spectator seating on benches. This area would be separated by a continuation of the internal fencing alongside the ramp and steps and would be fitted with two gates providing access to the playing surfaces.
- 10.7 Whilst conditions will be required in relation to the quality of materials proposed, the proposal is considered to be acceptable with regard to design and appearance, consistent with the existing street and still provide an open aspect that will improve an existing community facility.
- 10.8 Overall, the proposed development is acceptable with regard to design and appearance and is in accordance with policy 7.4 (Local character) of the London Plan 2011, policies CSB (Enhancing Islington's character) and CS9 (Protecting and enhancing Islington's built and historic environment) of Islington's Core Strategy 2011, section 2.4.5 (Front boundaries) of the Islington Urban Design Guide 2006 and policy DM2.1 (Design) of the Development Management Policies 2012

Landscaping and Trees

- 10.9 The arboricultural report submitted with the application is considered to be acceptable, with appropriate supervision, will be adequate to protect the trees through construction. No trees will be lost and the impacts to the retained trees can be managed.
- 10.10 Council's Tree officer recommends two conditions to be attached to the decision notice, one relating to a scheme of supervision and monitoring for the arboriculture protection measures and one relating to tree pruning works. These conditions have been attached.

- 10.11 Council's tree officer has also explored the possibility of planting trees in the empty pits indicated on the plans but these pits have remained empty due to the narrow footpaths in the area and the trees restricting access. The pits are still present but there is no current proposal to re-plant.
- 10.12 There will be a small amount of replantation of low maintenance shrubs and plants on the western corner of the site where the paths across.
- 10.13 Overall, the proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 721 (Trees and woodlands) of the London Plan 2011 and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of the Development Management Policies 2013.

Neighbouring Amenity

- 10.14 The sunken pitch is already in place and Council's acoustic officer has stated that the removals of the walls in itself are unlikely to have a significant adverse effect on nearby residential amenity. On the most exposed facades, Mount Carmel Catholic College is located to the south east with open ground to the north and the flank walls of adjoining residential properties to the north east and north west of the site. The existing gap between the site and the flank and rear elevations of 142-162 St John's Way measuring 5 metres would remain unchanged and the gap between the site and the flank wall of the adjoining terrace to the north west of the site which is set further back.
- 10.15 The existing 5m high floodlights will be replaced by 6m high columns. The light pollution from the proposed floodlights has been assessed. The lighting proposed is of a good quality and modern standard and has been orientated towards the pitch to avoid spillage. Notwithstanding this, the hours of operation of the floodlighting shall be controlled by a condition to secure that adjoining residents amenity levels are safeguarded into the future.
- 10.16 Overall, the proposed development is not considered to cause harm to the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 (Design) of the Development Management Policies 2013

Highways and Transportation

- 10.17 The sunken pitch is already in place within the estate and the proposal is for the refurbishment of this pitch. The refurbishment works have been designed to meet the needs of the local community. In this regard, it is expected that the vast majority of the users of the space will be from the immediate vicinity of the site and would thus come to the site on foot. As a consequence, the lack of provision of car or cycle parking facilities is considered acceptable.
- 10.18 Given the nature of the development, it is not considered that the proposal would have a negative impact on the operation of transport infrastructure.

Security

- 10.19 The safety and security and the potential for attracting anti-social behaviour has been raised as an objection by some residents. The pitch is well-overlooked by neighbouring residential properties. Surveillance of this nature is a well-established method of preventing crime and anti-social behaviour.
- 10.20 Additionally as stated above in the design section, the proposed fencing will provide visual transparency from within inside and outside of the pitch. This would provide a secure environment for people using the pitch and surrounding residents, without compromising the overall design.
- 10.21 Overall, the proposed development is considered acceptable with regard to security and in accordance with policy DM2.1 (Design) of the Development Management Policies 2013.
- 10.22 In relation to concerns regarding people playing football in 'no ball areas', this could occur now and therefore is not considered to be a reason to refuse the application. However with the refurbishment of the existing pitch this should encourage people to use the facility
- 10.23 The new sports pitches would be subject to a Community Use and Management agreement to ensure that the space is suitably managed and public access is guaranteed. The agreement will be secured through a Directors' Agreement pursuant to section 106.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed multi use games area would provide much needed recreational facilities for the existing school and wider community. In addition, proposal has been sympathetically designed and would not have a detrimental impact on the character and appearance of the property and wider site or wider locality.
- 11.2 The proposed development is considered to be acceptable with regards to the land use, detailed design, neighbour amenity, transport and highways, accessibility and Section 106.
- 11.3 As such, the proposed development is considered to accord with the policies in the London Plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

- 11.4 It is recommended that planning permission be granted subject to conditions and Directors' agreement, the details of which are set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a Directors Service Level Agreement between the Director of Children’s Services and the Director of Environment and Regeneration to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or in their absence the Deputy Head of Service:

1. A Community Use and Management Agreement to ensure suitable management and community use.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p style="padding-left: 40px;">IS072_LOC_001; IS072_ES002; IS072_EE-007; IS072_GA005; IS072_EE-008 IS072_PP-15; IS072_LP-017; IS072_PS-018; IS072_PS-019; Design and Access Statement dated January 2015; Arboricultural method statement dated January 2015; Existing site photos; Outdoor lighting prepared by Marwood Electrical Company Limited</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: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:</p> <ol style="list-style-type: none"> a) Samples of all boundary treatment b) Paving details; c) Details of proposed lighting; d) Any other materials to be used. <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the</p>

	resulting appearance and construction of the development is of a high standard.
4	Site supervision (trees)
	<p>CONDITION: No works or development shall take place until a scheme of supervision and monitoring for the arboricultural protection measures in accordance with para. 6.3 of British Standard BS5837: 2012 - Trees in Relation to design, demolition and construction - recommendations have been approved in writing by the local planning authority. The scheme of supervision shall be carried out as approved and will be administered by a qualified arboriculturist instructed by the applicant. The scheme will be appropriate to the scale and duration of the works and will include details of:</p> <ul style="list-style-type: none"> a) Induction and personnel awareness of arboricultural matters; b) Identification of individual responsibilities and key personnel; c) Timing and methods of site visiting and record keeping, including updates d) Procedures for dealing with variations and incidents. <p>This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction.</p> <p>REASON: To ensure that the development does not prejudice the life, health and stability of trees to be retained adjacent to the site.</p>
5	Tree Pruning Works
	<p>CONDITION: The pruning works to Slington Council's trees must be agreed in writing by Slington's Greenspace Tree Service and undertaken by Contractors appointed by them. Six weeks' notice must be given to the Tree Service in writing in advance of the works being required and prior to the demolition and development being commenced.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained</p>
5	Floodlighting hours of operation
	<p>CONDITION: The ball court floodlighting shall be operated during the hours of 0800 – 2100 only. Usage within these hours shall be controlled by a photocell detector and a timer switch</p> <p>REASON: To ensure that the operation of the floodlights does not impact on residential amenity.</p>
6	Lighting Details
	<p>CONDITION: Notwithstanding the approved plans, a lighting strategy for the Multi Use Games Area (MUGA) shall be submitted to and approved by the Local Planning Authority prior to construction. The details of the approved lighting strategy shall be implemented prior to the first occupation of any of the users hereby approved and maintained thereafter.</p> <p>REASON: To ensure that any resulting lighting does not adversely impact neighbouring</p>

	residential amenity.
7	Noise Control Measures
	<p>CONDITION: A Noise Management Plan assessing the impact of the Multi Use Games Area shall be submitted to and approved in writing by the Local Planning Authority prior to the ball court use commencing on site. The report shall assess impacts during the operational phase of the ball court on nearby residents and other occupiers together with means of mitigating any identified impacts. The ball court shall be operated strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: To ensure that existing residential amenity is maintained.</p>
8	Sustainable Urban Drainage
	<p>CONDITION: 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.</p> <p>The Drainage Strategy shall include the following details:</p> <p>a) A drainage plan detailing the proposed method for disposing of surface water by means of appropriate sustainable drainage systems. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve no net increase in surface water runoff from the site post-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: In the interest of sustainability.</p>
9	Code of Construction Practice
	<p>CONDITION: During the demolition and construction on site, the developer shall comply with Islington Council's Code of Construction Practice and the GLA's Best Practice Guidance for the control of dust and emissions from construction and demolition. The developer shall ensure that:</p> <p>1. The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site.</p> <p>The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08.00-18.00 Monday- Fridays, 08.00- 13.00 Saturdays and at no time during Sundays or public holidays.</p> <p>3. All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only. A barrier shall be constructed around the site, to be erected prior to demolition.</p> <p>REASON: In order to safeguard the amenity levels of adjoining occupiers during the construction process.</p>

List of Informatives:

<p>1</p>	<p>Positive Statement</p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p> <p>The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.</p>
<p>2</p>	<p>Highways</p> <ul style="list-style-type: none"> - Compliance with sections 168 to 175 and of the Highways Act, 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways". This relates, to scaffolding, hoarding and so on. All licenses can be acquired through streetworks@islington.gov.uk. <p>All agreements relating to the above need to be in place prior to works commencing.</p> <ul style="list-style-type: none"> - Compliance with section 174 of the Highways Act, 1980 - "Precautions to be taken by persons executing works in streets." Should a company/individual request to work on the public highway a Section 50 license is required. Can be gained through streetworks@islington.gov.uk. Section 50 license must be agreed prior to any works commencing. - Compliance with section 140A of the Highways Act, 1980 – "Builders skips: charge for occupation of highway. Licenses can be gained through streetworks@islington.gov.uk. <p>Joint condition survey required between Islington Council Highways and interested parties before commencement of building works to catalogue condition of streets and drainage gullies. Contact highways.maintenance@islington.gov.uk</p> <p>Approval of highways required and copy of findings and condition survey document to be sent to planning case officer for development in question.</p> <ul style="list-style-type: none"> - Temporary crossover licenses to be acquired from streetworks@islington.gov.uk. Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place. - Highways re-instatement costing to be provided to recover expenses incurred for damage to the public highway directly by the build in accordance with sections 131 and 133 of the Highways Act, 1980. - Before works commence on the public highway planning applicant must provide Islington Council's Highways Service with six months' notice to meet the requirements of the Traffic Management Act, 2004. - Development will ensure that all new statutory services are complete prior to footway.

3	<p>Community Infrastructure Levy (CIL)</p> <p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL that is payable.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/</p>
4	<p>Other legislation</p>
	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations & the Party Wall etc. Act 1996 ("the Act")</p>
5	<p>Service Level agreement</p>
	<p>Your attention is drawn to the fact that this grant of permission is subject to a Service Level agreement.</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.

Since March 2014 Planning Practice Guidance for England has been published online.

2. Development Plan

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

2 London's places

Policy 2.1 London in its global, European and United Kingdom context

Policy 2.9 Inner London

Policy 2.14 Areas for regeneration

Policy 2.18 Green infrastructure: the network of open and green spaces

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

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

Policy 3.17 Health and social care

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

4 London's economy

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment provision

Policy 4.12 Improving opportunities for all

5 London's response to climate change

Policy 5.3 Sustainable design and construction

Policy 5.10 Urban greening

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

6 London's transport

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.7 Better streets and surface transport

Policy 6.10 Walking

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.11 London View Management Framework

Policy 7.15 Reducing noise and enhancing soundscapes

use

8 Implementation, monitoring and review

Policy 8.1 Implementation
Policy 8.2 Planning obligations

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS7 (Bunhill and Clerkenwell)
Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)
Policy CS10 (Sustainable Design)

Infrastructure and Implementation

Policy CS18 (Delivery and Infrastructure)
Policy CS19 (Health Impact Assessments)
Policy CS20 (Partnership Working)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design
DM2.2 Inclusive Design

Housing

DM3.6 Play space
DM3.7 Noise and vibration

Health and Open space

DM6.1 Healthy development
DM6.2 New and improved public open space
DM6.4 Sport and recreation
DM6.6 Flood prevention

Energy and Environmental Standards

DM7.4 Sustainable design standards

Transport

DM8.1 Movement hierarchy
DM8.2 Managing transport impacts
DM8.3 Public transport
DM8.4 Walking and cycling

Infrastructure

DM9.2 Planning obligations
DM9.3 Implementation

3. Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Local Cycle Route
- Major Cycle Route

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

The following SPGs and/or SPDs are relevant:

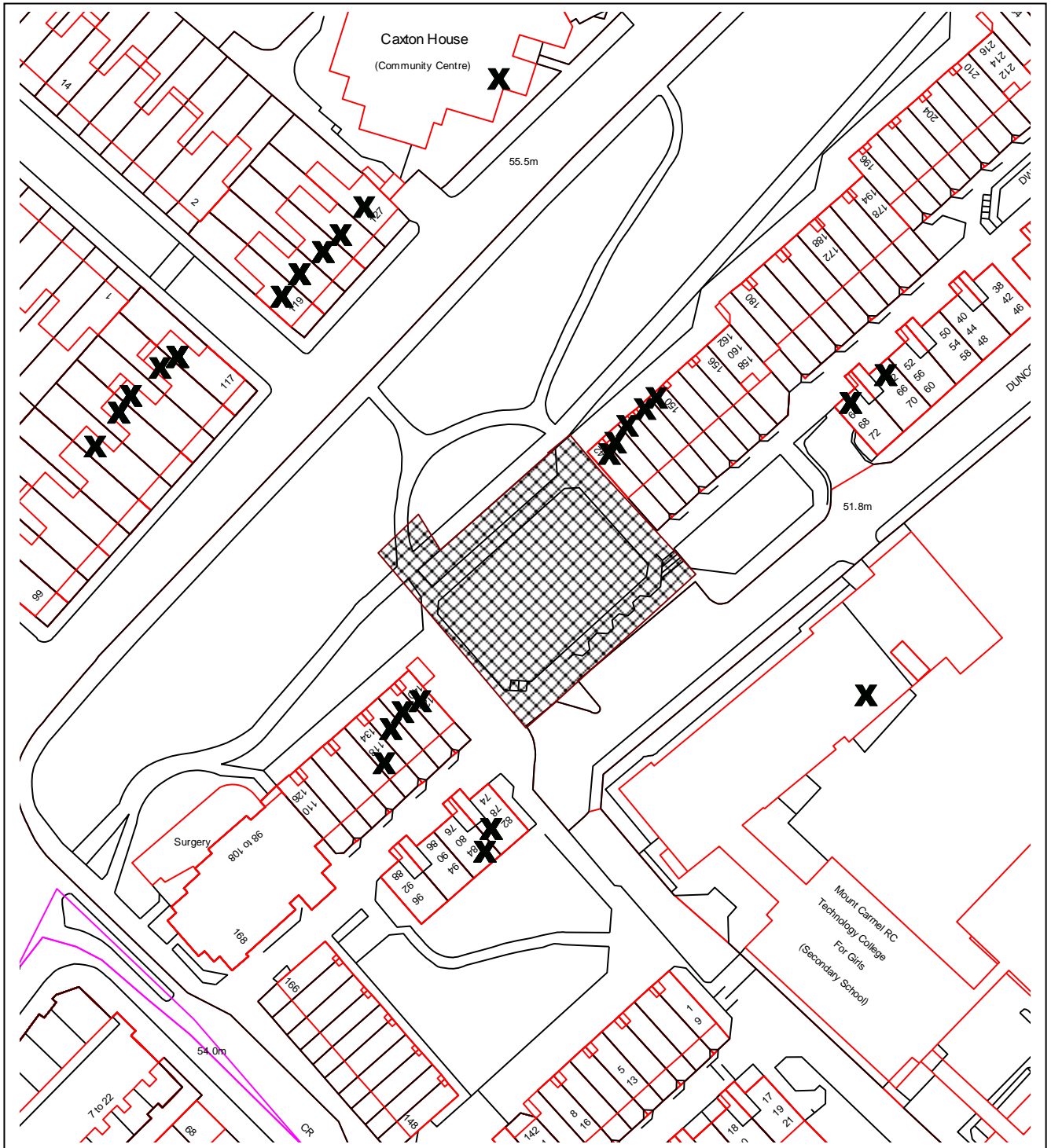
Islington Local Plan

- Environmental Design
- Inclusive Landscape Design
- Planning Obligations and S106
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment
- Sustainable Design & Construction
- Planning for Equality and Diversity in London

Islington SE GIS Print Template



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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:	9 July 2015	NON-EXEMPT

Application number	P2014/1372/FUL
Application type	Full Planning (Council's Own)
Ward	Clerkenwell
Listed building	Not listed
Conservation area	Not in a Conservation Area
Development Plan Context	Central Activities Zone, Bunhill and Clerkenwell Key Area, Local Views from Archway Road and Archway Bridge.
Licensing Implications	n/a
Site Address	Three Corners Centre, Northampton Road, London EC1,
Proposal	Erect an internally located 3.0m high wooden fence with double access gate along Northampton Road boundary.

Case Officer	Ben Phillips
Applicant	Islington Council - Guy Lawrence
Agent	n/a

- 1.1 The application was originally reported to committee on the 9th of October 2014. A Trustee of Three Corners Trust spoke against the application (and raised issue with the security of the proposed fence that the drawings submitted were not the correct height and location) and there was no representative from the applicant (Islington Council- Children Services) present to answer queries.
- 1.2 The application was therefore deferred in order for a meeting to be held between the Trustees and the applicants, with a member of the planning department present, to discuss the issues raised.
- 1.3 The meeting was held on the 13th of November and was attended by LBI Children's Services (Guy Lawrence), Three Corners Trust (George Allan) and LBI Planning (Henrik Dorbek).
- 1.4 It was agreed that:
 1. LBI Children's Services to explain the relationship between the Three Corners Trust and the adventure playground.
 2. LBI Children Services to provide amended plans and CGI's for review (if appropriate)

3. LBI Planning to confirm if support would be forthcoming to remove the existing historic wrought iron fence
4. LBI Planning to confirm if support would be forthcoming to a proposed 3m high fence at the boundary similar to the fence surrounding the site.

Relationship between Three Corners Trust and adventure playground.

- 1.5 With regards to the relationship between the trust and the site, LBI Childrens Services have confirmed that:
- 1.6 The committee was given the impression that the Three Corners Trust managed the site and the adventure playground on behalf of the council. This is not a true reflection of the relationship with the Three Corners Trust.
- 1.7 The Three Corners Trust are a charitable organisation independent of the council, the site and the adventure playground that has been granted a licence to operate the commercial hiring of the 3G football pitch on at the adventure playground. This Licence runs until the end of March 2016. The Trust are not based he 3 Corners Centre and manage the access to the pitch from Corporation Road. The 3 Corners Centre and the adventure playground as well as football pitch are property of Islington Council Children's Services.
- 1.8 The providers currently operating from the 3 Corners Centre are Three Corners Adventure Playground, Adult Learning and an independent Danish School (Dania School). None of the providers have highlighted a concern with the proposed design.

Additional Plans

- 1.9 Additional 3D plans have been provided, along with an amended drawing which show the correct location of the fence (drawings SK100 A, TC D01). It is considered that these drawings clearly show the position of the proposed fence and illustrate its visual impact.

Removing existing fence and new design

- 1.10 In relation to the last 2 issues, Conservation and Design and Planning Officers do not support either the removal of the existing wrought iron fence or the substitution of the current design with fencing similar to the remainder of the site. As stated in the main committee report, the proposed fence is considered to be respectful to the conservation area and will provide continuity to the existing frontage which already has a similar style fence.

Security

- 1.11 Finally, in terms of the security, the following statement has been provided:
- 1.12 Before agreeing the design with contractor, research was undertaken to gauge the type of fencing used in Islington's open spaces and outdoor sports facilities. Gaining feedback from Greenspace and other partners regarding what they had found to be the most effective when balancing fencing solution designed with both aesthetics and protection in mind. The fencing design also considered previous consultation with children and young people that influence the combination of the current temporary play structure/fence already on site at near the entrance area. Guidance on security fencing posted online by the police was also considered. The gates will be padlocked when there is no service running from the playground, which acts as a second barrier to the existing front gate and entrance.
- 1.13 We shared concerns regarding the existing front fence that has spikes and runs the full length of Northampton Road. The internal fence will act as a deterrent to people climbing over the spiky fence to gain access to the adventure playground, thus reducing the current risk of someone getting impaled trying to get access to the site in 18 hours.

- 1.14 The research and advice identified that the spacing in the mesh of the metal gates would be a challenge to climb, supporting the security of the site. The spacing between the wooden panels in the fencing was also taken into consideration in the design of the fence to ensure that it was difficult to scale. The current design and materials also allow for the staff at the playground to replace sections of the fence if it is vandalised.
- 1.15 We wanted to make sure that there were still good sightlines into the adventure playground. To support this, the wooden fencing design incorporates spacing between the panels as well as dedicated coloured square Perspex windows throughout the fence (please see example photo attached). The main sightline will come through the metal gates that span the width of the path and driveway. This offers a direct view of the main play area that was subject to an arson attack two years ago. We also have dedicated parents who live in the tower block overlooking the playground, who keep a look out for flashing lights on the maze towers that shows that someone has broken-in to the area that was the focal point for the previous arson.
- 1.16 The proposed fence and location towards the building does not give easy access to the roof, which would be the only way the installation of the fence could cause a security risk to the building.
- 1.17 In considering the design and siting of the proposed fencing a balance was struck between privacy, safety and security on the one hand and aesthetic considerations on the other. We wanted to make sure we got the right balance and that security did not outstrip other relevant considerations such as visual impact and effect on local users of the site.

Conclusion and recommendation

- 1.18 As such, it is considered that all issues raised at the 9th of October committee have been addressed, and as stated in the Committee report attached, approval is recommended with conditions.

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		AGENDA ITEM NO:
Date:	09 October 2014	NON-EXEMPT

Application number	P2014/1372/FUL
Application type	Full Planning (Council's Own)
Ward	Clerkenwell
Listed building	Not listed
Conservation area	Not in a Conservation Area
Development Plan Context	Central Activities Zone, Bunhill and Clerkenwell Key Area, Local Views from Archway Road and Archway Bridge.
Licensing Implications	n/a
Site Address	Three Corners Centre, Northampton Road, London EC1,
Proposal	Erect an internally located 3.0m high wooden fence with double access gate along Northampton Road boundary.

Case Officer	Henrik Dorbeck
Applicant	Islington Council - Guy Lawrence
Agent	n/a

1. RECOMMENDATION

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

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

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET



Photo 1 – Location of proposed fence across existing entrance



Photo 2 – View of existing fence to be replicated (left side of photo) and entrance to site (right side of photo)



Photo 3 – Existing tree and interface location of fence with existing building.

4. PROPOSAL (IN DETAIL)

- 4.1 Planning Permission is sought for the erection of a maximum 3.0m high fence between the existing 'bin-stores' and the Three Corners building at the subject site. The fence will be a continuation of an existing fence and is set back from the street frontage internally within the site. The fence will follow the undulation or topography of the site to not exceed a maximum of 3.0m in height. The fence is proposed for security purposes.
- 4.2 The proposed fence, while creating a new visual barrier, will maintain visual permeability to the site through its design and will provide visual interest to parties passing the site. The fence will be a continuation of an existing fence which will provide a uniform frontage to the site and maintain uniformity. Further the proposed fence will sit internally within the site lower than the existing pavement level thereby reducing the perceived height.
- 4.3 The proposal does not raise any adverse impacts on the amenity of neighbours or adverse impacts on the safe operation of the highway.
- 4.4 Council's Tree Protection and Landscape Officer is satisfied that the existing tree on the site will not be adversely impacted. However, conditions have been added to control works and potential impacts to this tree.

5. SITE AND SURROUNDING

- 5.1 This application relates to the Three Corners Playground, Sports Area and Centre, located within Spa Fields Park which sits between Northampton Road, Skinner Street, Corporation Row. The east side of Spa Fields Park comprises a landscaped green open park area. The north part of Spa Fields Park is a children's play area. Three Corners Playground, Sports Area and Centre (the application site) is located to the west of the park at a lower level.
- 5.2 The Three Corners comprises an adventure playground to the east side, a Multi Use Games Area (MUGA) to the south, and a two storey contemporary activity centre building to the west side. The park and the adventure playground are separated by a 1.4m high

railing fence. The adventure playground was recently reconstructed due to a fire which destroyed most of the existing structure.

- 5.3 The fence is proposed for security purposes to minimise future attempts at vandalism and destructive activities which have occurred in the past.
- 5.4 The surrounding area is a mix of residential, commercial, and open space. The site is located within the Central Activities Zone and is within 50m of the Clerkenwell Green and Roseberry Avenue conservation areas. The site also has an identified play spaces in accordance with DM6.3.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal is to erect a maximum 3.0m high fence between the existing 'bin-stores' and the Three Corners building. The fence will be a continuation of an existing fence and is set back from the street frontage internally within the site. The fence will follow the undulation or topography of the site to not exceed a maximum height of 3.0m.

Revision 1

- 6.2 During the course of the application, an amended plan was received to change the location of the fence slightly. The amended fence location is supported.

7. RELEVANT HISTORY:

The relevant planning history is set out below:

Planning Applications

- 7.1 P2013/0843/FUL - Installation of 3m high replacement boundary fence to the north and east boundary of the site. Approved with conditions. 14/06/2013.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 86 adjoining and nearby properties at Northampton Road, Green Bowling Lane and Rosoman Street on 22 July 2014. The public consultation of the application therefore expired on 12 August 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 one objection 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 wall and gates will interrupt views over the playground (para 9.2-9.5);
 - Proposal will diminish the amenity value of the open space through loss of open aspect (para 9.2-9.5);
 - Proposed wall and gates create an oppressive feature (para 9.2-9.5);
 - Proposal will be ineffective in achieving extra security; (para 9.11-9.14)

- Proposal will mean that unauthorised access from youths will be more dangerous; (para 9.11-9.14)
- CGI drawings do not show trees and proposal may impact viability of trees onsite; (para 9.6-9.8)
- Alternative approaches to fencing should be sought, similar to remainder of the site (para 9.11-9.14);
- Site needs to be developed in a master planned and integrated manner (para 9.11-.14);

External Consultees

8.3 None.

Internal Consultees

8.4 Design and Conservation – The proposed fence will relate well to the existing site and will replicate the existing treatment. It is considered acceptable.

8.5 Tree Preservation / Landscape– The proposed wooden wall will have limited impact on trees and landscaping. There are no tree or landscaping reasons to recommend refusal of the application.

Other Consultees

8.6 None.

9. RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

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

Development Plan

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

Designations

9.3 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:

- **Adventure Playground**

- Central Activities Zone
- Local View from Archway Road

- Strategy Area
- Local View from Archway Bridge

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10. ASSESSMENT

10.1 The proposal is to erect a maximum 3.0m high fence between the existing 'bin-stores' and the Three Corners building. The fence will be a continuation of an existing fence and is set back from the street frontage internally within the site. The fence will follow the undulation or topography of the site to not exceed a maximum height of 3.0m.

- Design, Conservation and Heritage
- Landscaping and Trees
- Neighbouring Amenity
- Highways and Transportation

Design, Conservation and Heritage Considerations (including Archaeology)

10.2 The host site, while not within a conservation area, is located within close proximity to the Roseberry Avenue and Clerkenwell Green Conservation Areas. Those guidelines have been considered in the assessment of this application.

10.3 The proposed fence will provide a new partial visual barrier which restricts some views across the site and affects its current open aspect. However, it is noted that the proposal is to replicate the existing fence on the site (fronting to Northampton Road) in terms of design, materials and visual permeability. Inherently, in fencing the site, the open aspect and views over the site will be impacted; however it is not considered that this is to the sites detriment.

10.4 In this regard, the existing fence on the site allows passers-by to achieve views into the site through gaps between the palings on the fence. Further, the fence includes a number of square panels which are permeable Perspex (or similar) and allow uninterrupted views into the site. The fence is also set back from the front boundary on ground that slopes away and down from the vehicle crossing. The maximum height of the fence would therefore appear lower than 3.0m, and some views may still be achieved over the site. The gaps between the palings, Perspex panels, and type of access gate proposed therefore maintain visual permeability to the site and also provide visual interest to both passers-by and users of the site. It is considered that such a fence is fitting for the intended use and users of this section of the site.

10.5 The Council's Design and Conservation officer is supportive of the proposal. As set out above, the proposed fence will provide continuity to this frontage of the site and provides some visual interest in the form of coloured permeable panels.

Landscaping and Trees

10.6 As noted previously, the Council's Tree Protection and Landscape Officer has reviewed the proposal in terms of the impact of this fence on the trees at the front of the site, and is supportive of the proposal.

10.7 The proposed fence is to be a maximum height of 3.0m. In this regard it is noted that where the site topography varies, the height of the fence will vary also to adapt and move

with these undulations. Specifically, this is important where the fence is proposed to pass under the subject tree on site.

- 10.8 It is noted that some trimming / pruning may be required to the existing trees on site but this will be done by approved contractors.

Neighbouring Amenity

- 10.9 The proposal raises no issues with respect of neighbour amenity.

Highways and Transportation

- 10.10 The proposal raises no issues with respect of highways and transportation. In this regard it is noted that while this application relates to a fence / gate across an existing internal access, that this is set back into the site and will not adversely impact on the operation and or maintenance of the highway network.

Other Matters

- 10.11 Objections have been raised in comments received to this application relate to matters which are not material considerations and are unable to be considered in the context of this application however, some further comment is provided on these below.
- 10.12 Whilst it is noted that issues have been raised relating to the effectiveness of the proposed fence in achieving its stated purpose of 'securing' the site from unauthorised users, it is considered that the Local Planning Authority ('LPA') is not able to seek amendments, refuse or defer an application based the probability or viability of success in this regard.
- 10.13 Similarly, concerns raised as to other unauthorised access routes which may be given rise to as a result of the proposal, and / or the dangers that unauthorised users would experience when trying to access the site, are not material considerations in the determination of whether the proposal meets the Development Plan.
- 10.14 The Local Planning Authority is required to determine the application as submitted, taking into account material considerations, in accordance with the Development Management Plan. In this regard, and as demonstrated above, the proposal is considered to be in accordance with these documents and should be approved accordingly.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 For the reasons set out above, it is considered that the proposal will not have any unreasonable impact on the character and appearance of the area and would have no impacts on trees located on the site, the amenity of neighbours or on the safe operation of the highway.
- 11.2 The proposal is considered to be consistent with the Islington Core Strategy (2011), the Islington Development Management Policies (2013), the Urban Design Guide (2006) and the adjacent Conservation Area Guidelines for the Roseberry Avenue and Clerkenwell Green Conservation Areas.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Fence Location Plan, TC D01, Indicative CGI Images x2, Site Location Plan.</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	Maximum Height
	<p>CONDITION: Notwithstanding the approved plans, the fence shall be a maximum of 3.0m high above existing ground level and shall accurately replicate the existing fence which fronts to Northampton Road in terms of design, materials, visual permeability, and colour.</p> <p>REASON: To ensure that the resulting appearance and construction of the development is of a high standard and provides a consistent frontage.</p>
4	Changes to fence location
	<p>CONDITION: Should minor deviations to the location of the fence be required to address issues during final design, the amended details will be submitted to and approved by the Local Planning Authority. The fence shall be constructed in accordance with the details thereby approved.</p> <p>REASON: To ensure that the revised location is acceptable in amenity and design terms and In the interest of proper planning.</p>

List of Informatives:

1	Positive Statement
	<p>A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the LPA and the applicant have worked positively and proactively in a collaborative manner through the application stage to deliver an acceptable development in accordance with the requirements of the NPPF. 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 or have been dealt with by condition.</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.</p>
--	---

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

7 London's living places and spaces

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.3 Heritage

Health and open space

DM6.1 Healthy development

DM6.2 New and improved public open space

DM6.3 Protecting open space

DM6.4 Sport and recreation

DM6.5 Landscaping, trees and biodiversity

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:

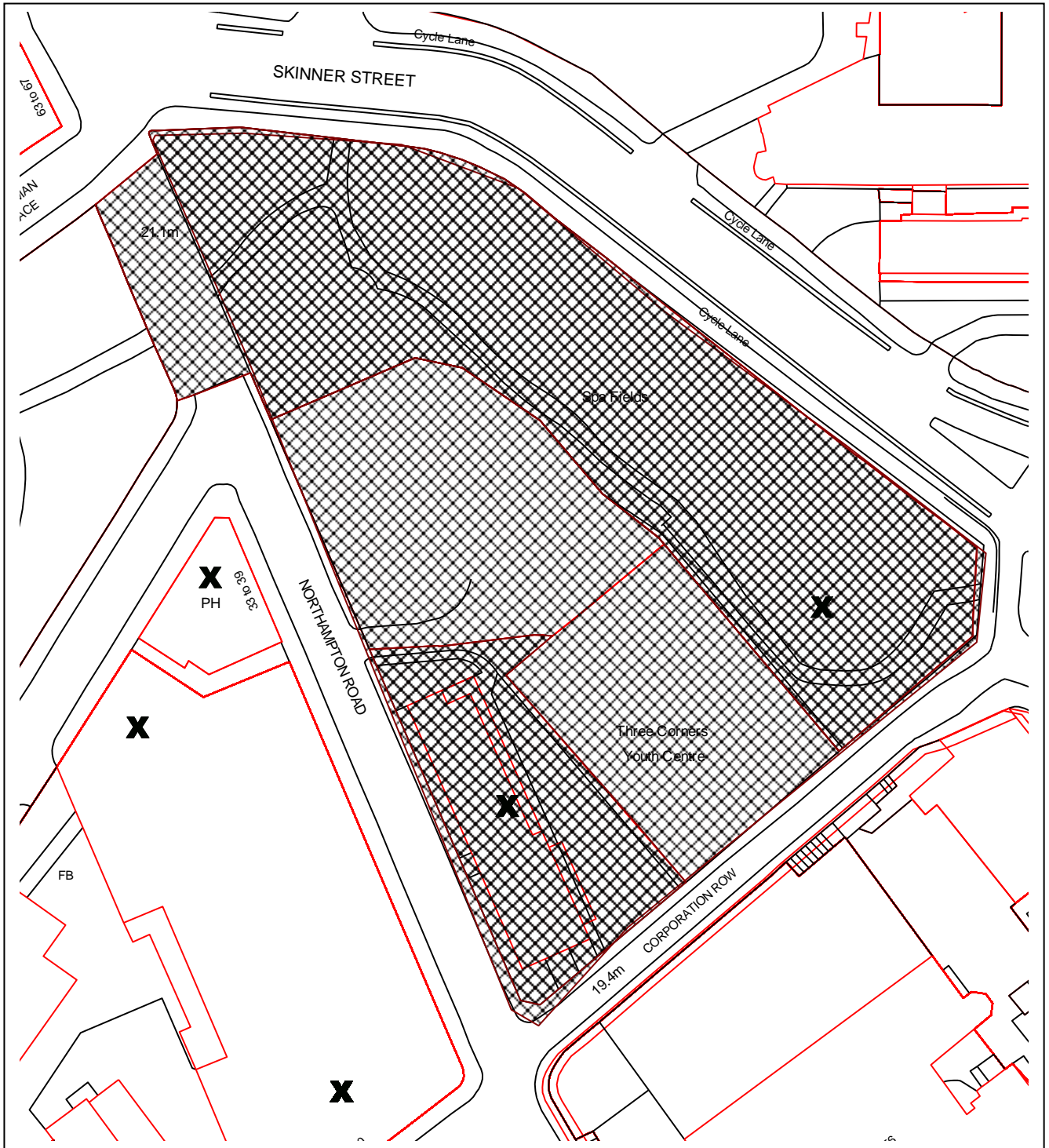
- **Adventure Playground**
- **Central Activities Zone**
- **Local View from Archway Road**
- **Bunhill and Clerkenwell Core Strategy Area**
- **Local View from Archway Bridge**

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

The following SPGs and/or SPDs are relevant:

- Islington Local Development Plan**
- **Conservation Area Design Guidelines**
- **Urban Design Guide**

Islington SE GIS Print Template



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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:	9 th July 2015	NON-EXEMPT

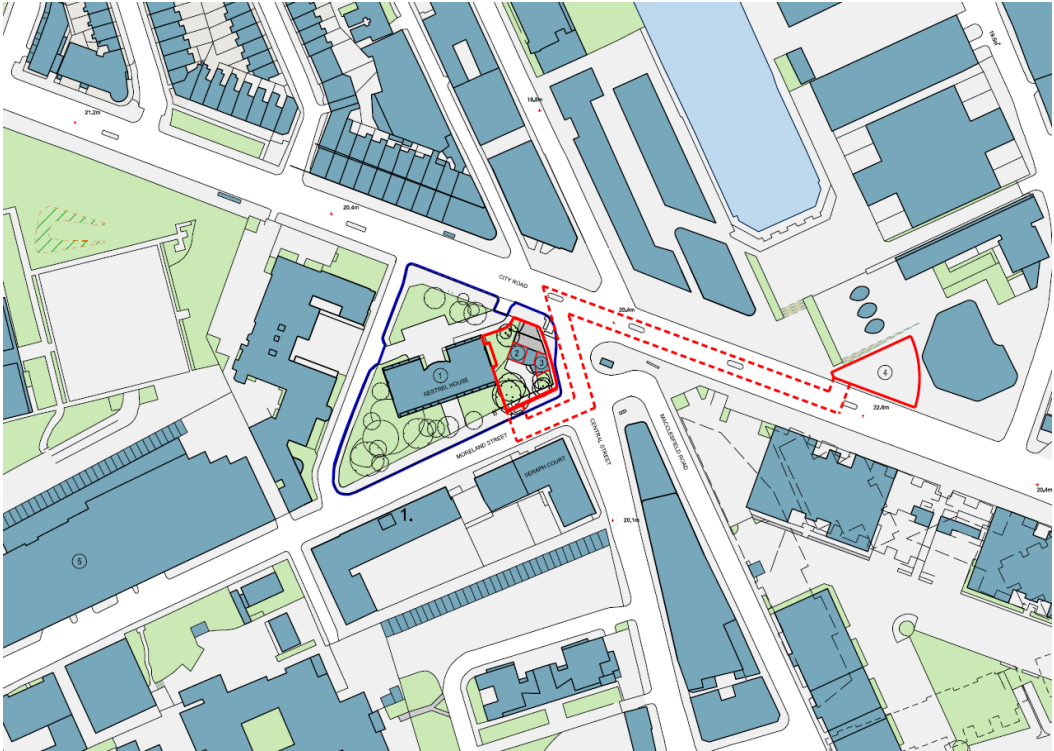
Application number	P2015/1008/FUL
Application type	Full Planning (Council's Own)
Ward	Bunhill
Listed building	No
Conservation area	No
Development Plan Context	None
Licensing Implications	None
Site Address	Ventilation Shaft Adjacent to Kestrel House, 191 Central Street & Land near City Road Bridge, City Road, London EC1
Proposal	Part demolition of the existing building and construction of a new energy centre comprising a part four / part five storey extension including heat exchanger coil, five storey stack of containerised plant to the corner of Moreland and Central Streets, new thermal store and flues on eastern elevation of Kestral House. The new building will be metal clad; new vehicle access off Moreland Street, raised planter beds and boundary walls.

Case Officer	Krystyna Williams
Applicant	Islington Council - Huw Blackwell
Agent	Ramboll - Anthony Riddle

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET

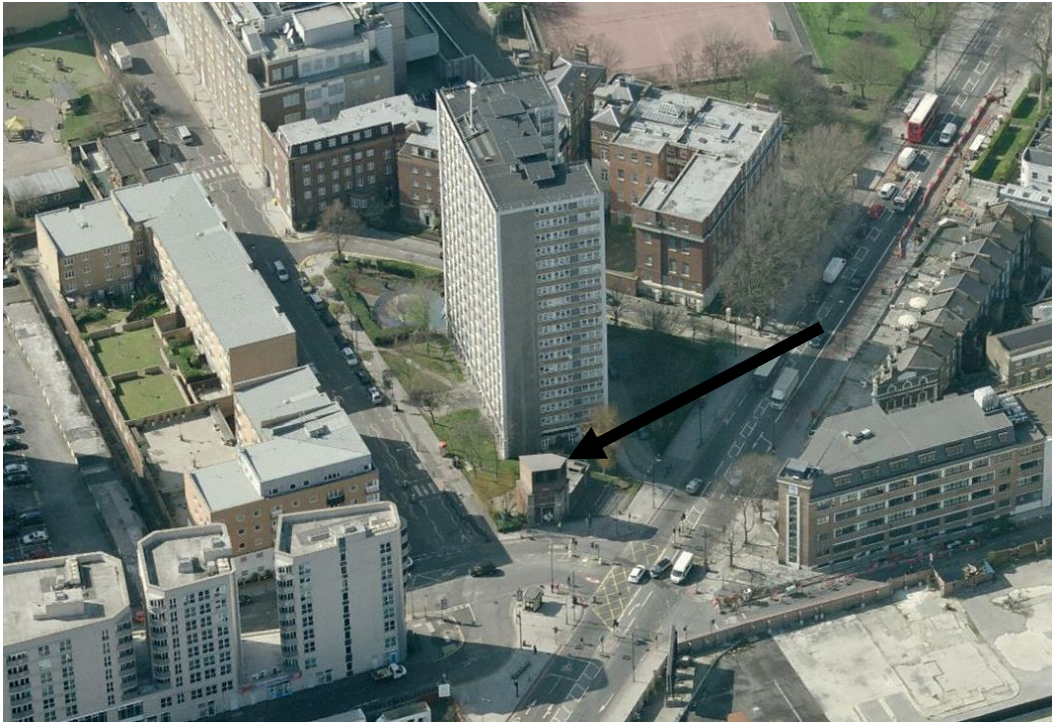


Image 1: Aerial photograph showing the eastern elevation of Kestral House and the existing ventilation shaft building.



Image 2: Aerial photograph showing the north and east facing elevation of Kestral House and the existing ventilation shaft building.



Image 3: Existing ventilation shaft building viewed from City Road looking south west.



Image 4: Existing ventilation shaft building viewed from City Road looking south east towards Central Street.

4. Summary

- 4.1 Planning permission is sought for the part demolition of the existing building and construction of a new energy centre comprising a part four / part five storey extension including heat exchanger coil, five storey stack of containerised plant to the corner of Moreland and Central Streets, new thermal store and flue on eastern elevation of Kestral House. The new building will be metal clad; new vehicle access off Moreland Street, raised planter beds and boundary walls.
- 4.2 The application is brought to Committee because it is a council-own development.
- 4.3 The network extension will take waste urban heat from the London Underground tube system to help heat homes. This is the reasoning for the proposed location of the energy centre as the equipment needs to be located adjacent to the heat source. The intention is to extend the supply of cheaper, greener heat to residents through a borough-wide Decentralised Energy Programme. The project aims to alleviate fuel poverty and deliver on the Council's priority of "Helping people cope with the rising cost of living" by "helping reduce energy bills through local energy schemes" (taken from the Islington Commitment).
- 4.4 The heat network will connect the existing Bunhill Phase I heat network to the new Energy Centres and to the connecting buildings via thermal substations located in the communal boiler rooms of the buildings to be connected. The scheme will add new heat pump systems and combined heat and power generation sets to the new centres. The scheme will supply an additional 669 homes, a school, a sheltered housing block and a community centre and nursery. The proposed new energy centres comprise Energy Centre 2, an above ground energy centre on the land between London Underground's ventilation shaft at City Road and Energy Centre 3, a below ground energy centre located within the compound of the UKPN substation at City Road.

- 4.5 The proposed Energy Centre's bulk, scale and massing determined by the equipment needed to take the waste heat from the tube. The immediate surrounding area is occupied by buildings of variable heights and styles. The site is also located in close proximity to existing residential uses, most notably Kestrel House. Furthermore, it is important to take account the proximity of the site to the boundary of the Duncan Terrace/Colebrooke Row Conservation Area which includes part of City Road to the west of the site and the basin to the northeast. The proposed structure therefore needs to be very carefully detailed to assist in breaking down the massing and to avoid creating a rigid, unarticulated appearance in this prominent corner location. Concerns about the proposal as submitted have been relayed to the applicant's design team who has worked to address these concerns by amending the design.
- 4.6 The proposed equipment will be screened by cladding, and in response to concerns about the submitted scheme, the screen design and materials have evolved throughout the application. At street level, robust materials are proposed which will not be damaged by graffiti, fly-posting, knocks and scratches. At upper levels, the materials must not restrict the ventilation of plant equipment whilst providing a greater level of perforation to minimize the overall bulk of the structure and provide a level of interest in this prominent corner location. In addition, artwork is proposed at ground level which is supported to provide visual interest to the streetscene. Subject to conditions, the proposed works are considered acceptable and are generally in accordance with policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.
- 4.7 A daylight and Sunlight Assessment has been submitted in support of this proposal. The proposed development satisfies the BRE direct sunlight to windows requirements.
- 4.8 The proposal is considered not to prejudice the residential amenity of neighbouring properties insofar as loss of light, outlook, sense of enclosure and disturbance in line with policy DM2.1 of the Islington Development Management Policies June 2013.
- 4.9 It is recommended that planning permission be granted subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site is located on the southern side of City Road, occupying a corner plot where City Road, Moreland Street and Central Street meet. The application site is located within the vicinity of Kestrel House an 18 storey residential tower block built in the 1960's. The site comprises the former City Road Station which lies beneath the site and closed in 1922. The only structure remaining on the site is an existing vent/lift shaft.
- 5.2 The surrounding area is mixed in character and appearance with the immediate vicinity being predominantly residential. The existing building at the site is not listed and the site is not located within a conservation area. However, there are some conservation areas nearby, the nearest being the Duncan Terrace/Colebrooke Row Conservation Area.

6. PROPOSAL (IN DETAIL)

- 6.1 The proposal includes:
- Part demolition of the existing ventilation shaft building;
 - Construction of an energy centre including a heat exchanger coil, 5 storey stack of containerised plant and new thermal store;

- Construction of a part 4 storey / part 5 storey extension to screen the plant equipment;
- The heat network will connect to the existing Bunhill Phase 1 heat network;
- Erection of a flue on the eastern elevation of Kestrel House;
- New vehicle access off Moreland Street;
- New landscaping and boundary wall enclosures.

- 6.2 Islington Council intends to extend its supply of cheaper, greener heat to residents through a second phase of the Bunhill Heat and Power project, which forms part of the borough-wide Decentralised Energy Programme. Phase 2 of the Bunhill project is an extension of Phase 1 (completed in November 2012). This also brings in new, low carbon sources of heat and an extension of the network in Bunhill Ward to supply heat to the residents of the King's Square Estate. The scheme sees Islington leading the way in finding practical and innovative solutions to tackling fuel poverty, affordable warmth and carbon emissions in the borough.
- 6.3 The new network will take waste urban heat from the London Underground tube system and an electricity substation on City Road to help heat homes. This is the reason for the proposed location of the energy centre as the equipment needs to be located next to the heat sources to enable the network to take advantage of this heat in the most efficient way possible. Transporting the waste heat to another location would lead to unacceptable losses.
- 6.4 The part four / part five storey proposed energy centre bulk, scale and massing is determined by the equipment needed to take the waste heat from the tube. The equipment has been optimised to get the maximum use of the heat supplied from the tube, including future proofing for when the tube is upgraded in the near future. There is an additional container with combined heat and power equipment to enable the heat pumps (which will convert heat from the tube into hot water) to be powered with cheaper electricity during the day so that the lowest possible price of heat can be passed onto residents.
- 6.5 The energy centre will supply an additional 669 homes on the King's Square estate, a school, sheltered housing block, a community centre and a nursery and has the potential to supply a large amount of private domestic development in the area. It is therefore designed to accommodate this large increase in capacity on the network.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 The following is the application history for Phase I of the Bunhill project:
- 7.2 **P110239** - Redevelopment of the existing car park to provide an Energy Centre. Energy Centre comprises of a timber clad enclosure housing plant and equipment, a thermal store clad in timber and extraction flue. Various alterations to the public realm including paving and planting at Car Park, 38-50, Central Street, Islington, London, EC1V 3QB. Approved 16/06/2011.
- 7.3 **P110239(MA01)** - Non-material amendment to planning permission LBI ref: P110239 dated 16 June 2012 for the Redevelopment of the existing car park to provide an Energy Centre. Energy Centre comprises of a timber clad enclosure housing plant and equipment, a thermal store clad in timber and extraction flue. Various alterations to the public realm including paving and planting. The amendments are as follows:

- Relocation of the Thermal Store from approved location to one 500mm in due south direction.
- Reduction in height of the Thermal Store from its approved height of 14 metres above immediate surrounding ground level to 12.6 metres above.
- Various changes to the location and sizes of plant equipment and enclosures associated to the operation of the energy centre within the single storey surrounding structure.

Non-material amendment agreed 25/01/2013.

ENFORCEMENT:

7.10 None

PRE-APPLICATION ADVICE:

7.11 **Q2014/4766/MJR** – Pre-application discussions were entered into between December 2014 and March 2015.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 697 adjoining and nearby properties at City Road, Moreland Street, Pickard Street, Macclesfield Road, City Garden Row, Haverstock Street, Garden Walk, Central Street and Duncan Terrace.
- 8.2 A site notice and press advert was also displayed. Amended document were submitted on the 23rd June 2015 and a further round of consultation was subsequently undertaken. Consultation expires on the 7th July 2015 however it is the Council's practice to continue to consider representations made up until the date of a decision. Any further representations received will be reported to Committee.
- 8.3 At the time of writing this report no objections have been received from the public with regard to the application.

Internal Consultees

- 8.4 **Highways:** No objection subject to conditions.
- 8.5 **Design and Conservation:** Approve subject to conditions.
- 8.6 **Planning Policy:** No comments provided.
- 8.7 **Noise Officer:** Approve subject to conditions.
- 8.8 **Tree Preservation Officer:** No objection subject to conditions.

External Consultees

8.9 **Canal & River Trust:** No objection. We note that the land where the substation is located is owned by the Trust. Therefore if the Council is minded to grant planning permission, it is requested that an informative is attached to draw the

applicant/developer attention to the current 'Code of Practice for Works affecting the Canal & River Trust' to ensure that any necessary consents are obtained.

- 8.10 **Network Rail:** No objection or further observations to make.
- 8.11 **London Underground:** No objection in principle subject to a condition requiring that the development shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority. An informative is also recommended to advise the applicant to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statement in particular with regard to demolition, drainage, excavation and construction methods.
- 8.12 **Thames Water:** No objection subject to conditions.
- 8.13 **Energy Team:** This will form a key component for the development of heat networks within the borough, specifically the Bunhill Energy network. This aligns strongly with Council Policies, most specifically CS10A (Promoting Zero Carbon Development), DM7.3 (Decentralised Energy Networks) and also London Plan Policy 5.5 (Decentralised Energy Networks). The Core Strategy (Clause 3.2.2) and Development Management Policies (Clause 7.1) both highlight the importance of growth as a means of reducing fuel poverty and developing the Green Economy within Islington. The Environmental Design SPD discusses at length the aim of making Islington a fairer place, through the implementation of Sustainable Design. This would be achieved by reducing fuel poverty through more efficient, warmer and healthier homes and cheaper energy delivered via decentralised energy networks.

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.
- 9.2 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, The Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

- 9.4 The site has no designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

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:

- Design, appearance and impacts on the surrounding streetscene; and
- Impact on the amenity of neighbouring residents.

Land Use

- 10.2 The site is currently occupied by an existing ventilation shaft. The use of the site as an energy centre is not considered to be unacceptable in land use terms. This is subject to the facility being acceptable in regard to other planning considerations and not conflicting with neighbouring amenities.

Design and Appearance

- 10.3 The technical equipment and plant of the energy centre, with the exception of the proposed flue, is proposed to be surrounded by a part four storey / part five storey metal, perforated enclosure. The flue is proposed to run up the eastern elevation of Kestrel House.
- 10.4 The surrounding area comprises the 6-8 storey buildings located at Moreland Street and Central Street and 4-5 storey buildings on the northern side of City Road. A number of developments are currently being built including Lexicon tower (36 storeys) and Canaletto Tower (31 storeys). Kestral House is 18 storeys.
- 10.5 There have been no objections raised from surrounding residents following consultation. However, the Design and Conservation officer has raised concerns about the proposed detailed design of the metal enclosure which is proposed to house the plant and equipment.
- 10.6 The immediate surrounding area is occupied by buildings of variable heights and styles. The site is also in close proximity to existing residential uses, most notably Kestrel House. Furthermore, it is important to take account of the proximity to the boundary of the Duncan Terrace/Colebrooke Row Conservation Area which includes part of City Road to the west of the site and the basin to the northeast.
- 10.7 Phase 2 of the Bunhill project is an extension of Phase 1 (completed in November 2012). This phase is also an innovation demonstrator project for the EU, using heat from the tube which is a new low carbon source of heat. The extension of the network in Bunhill Ward will supply heat to the residents of the King's Square Estate. The scheme sees Islington leading the way above other London boroughs in finding practical and innovative solutions to tackling fuel poverty, affordable warmth, air quality and carbon emissions in the borough.

- 10.8 The network extension will take waste urban heat from the London Underground tube system to help heat homes. This is the reasoning for the proposed location of the energy centre as the equipment needs to be located adjacent to the heat source. The size of the energy centre next to Kestrel House has been determined by the equipment needed to take the waste heat from the tube. The applicant states that the size of the energy centre has been reduced as much as possible whilst still allowing the maximum use of the waste heat now and in the future, and incorporating equipment that will allow the energy centre to be powered with cheaper electricity during the day so that the lowest possible price of heat can be passed onto residents.
- 10.9 Concerns have been raised in relation to the proposed scale, bulk and massing of the proposed structure but the justification for such a large structure on the site has been accepted. However the proposed structure needs to be very carefully detailed to assist in breaking down the massing and to avoid creating a rigid, unarticulated appearance in this prominent corner location. Concerns have been relayed to the applicant's design team who have worked to address this issue.
- 10.10 The design detail has been modified to address these concerns and to move away from a rigid and industrial appearance, to adopt greater articulation and perforation detail which is considered to break down the bulk and massing. The proposed inclusion of artwork at street level is supported as it adds an element of interest at eye level and avoids the appearance of a blank frontage to pedestrians.
- 10.11 The site for the energy centre is in a prominent corner location where several roads meet City Road. The proposed structure has been set away from the adjoining residential units and organised to accommodate the required equipment. There are voids in the below ground area which restrict placing heavy equipment on the City Road side of the head-house shaft. The most efficient way to assemble the energy equipment is to stack it in prefabricated containers with minimal pipework connections. A cluster of three flues will pass below ground from the energy centre and then rise up the north east facade of Kestrel House. They will be in robust stainless steel.
- 10.12 The equipment will be screened by cladding. To address initial concerns the screen design and material has evolved throughout the application. At street level, robust materials are required which will not be damaged by graffiti, fly-posting, knocks and scratches. At upper levels, the materials must not restrict the ventilation of plant equipment. When large elements of plant equipment must be replaced, parts of the cladding must be capable of being demountable.
- 10.13 Glazed brick is proposed for the base of the energy centre, garden walls and raised beds. A mixture of vitreous enamel steel panels and cast aluminium art relief panels is proposed for the ground floor storey cladding of the energy centre. The remainder of the screening will comprise treated copper panels, (to remain a red/brown oxidised copper colour) – these would range from solid to a 50% perforation, treated copper mesh, (to remain red/brown oxidised copper colour) to the two vertical slots defining the tower, and to the rear elevation facing Kestrel House will be a mixture of solid copper panels and copper mesh treated to remain a red/brown oxidised copper colour. No bespoke perforations are proposed for this elevation.
- 10.14 This approach to the cladding is considered to create a veil that screens an assembly of plant structures and provides a greater level of perforation at upper levels to minimize the overall bulk of the structure and provide a level of interest. The proposed articulation and artwork will improve the character of this street corner site and

provide a human scale to the project. Simple strategies to create variety of colour and texture will ensure that it provides visual interest to the street scape.

- 10.15 A condition is recommended to secure details and samples of artwork, signage and information boards, lighting scheme, containers behind the screen, cladding material including detailed design of pattern of perforation and sample panel of material.
- 10.16 The application includes the erection of a flue which runs up the eastern elevation of Kestrel House and terminate above roof level. Officers have expressed concern about the location and prominence of the proposed flue. The applicant has undertaken an assessment (dated 01/06/2015) of alternative locations for the proposed flue however the initial location is deemed most appropriate.
- 10.17 Overall, the proposed works are considered acceptable and are generally in accordance with policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.

Neighbouring Amenity

- 10.18 The council's planning policies seek to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise. The use of the site as an energy centre raises noise, air quality and loss of daylight/sunlight as matters to be considered.

Daylight and Sunlight

- 10.19 The application has been submitted with a daylight/sunlight assessment prepared by Right of Light Consulting Chartered Surveyors, which has been carried out with reference to the 2011 Building Research Establishment (BRE) guidelines. The supporting text to Policy DM2.1 identifies that the BRE 'provides guidance on sunlight layout planning to achieve good sun lighting and day lighting'.
- 10.20 Daylight the BRE Guidelines stipulate that there should be no real noticeable loss of daylight provided that either, '*The Vertical Sky Component (VSC) as measured at the centre point of a window is greater than 27%; or the VSC is not reduced by greater than 20% of its original value. (Skylight); or*
- The area of the working plane in a room which can receive direct skylight is not reduced to less than 0.8 times its former value. (No Sky Line / Daylight Distribution)*'.
- 10.21 Sunlight the BRE Guidelines confirm that windows which do not enjoy an orientation within 90 degrees of due south do not warrant assessment. For those windows that do warrant assessment, it is considered that there would be no real noticeable loss of sunlight where, '*In 1 year the centre point of the assessed window receives more than 1 quarter (25%) of annual probable sunlight hours (APSH), including at least 5% of Annual Winter Probable Sunlight Hours (WSPH) between 21 Sept and 21 March – being winter; and less than 0.8 of its former hours during either period*'.
- 10.22 Where these guidelines are exceeded then daylighting and/or sunlighting may be adversely affected. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

- 10.23 The application site is located within an extremely accessible central London location, where the potential of sites and density should, according to policy, be maximised where possible. Urban design considerations are also important when applying the guidance quoted above.
- 10.24 It is widely acknowledged that daylight and sunlight are fundamental to the provision of a good quality living environment and for this reason people expect good natural lighting in their homes. Inappropriate or insensitive development can reduce a neighbour's daylight and sunlight and thereby adversely affect their amenity to an unacceptable level.
- 10.25 All main habitable room windows, with the exception of windows 48 and 49 at Kestrel House, pass the Vertical Sky component (VSC). It is important to note, and the BRE guide acknowledges, that where existing buildings sit close to the common boundary as is the case at Kestrel House, a higher degree of obstruction may be unavoidable. In such instances where windows fail to VSC alternative targets may be applied (set out in Appendix F of the guide).



Kestrel House

Image 5: Location of windows 48 and 49 Kestrel House.

- 10.26 Windows 48 and 49 are located at ground floor on the eastern elevation of Kestrel House and serve the kitchen of a dual aspect unit. Windows 48 and 49 both pass the alternative VSC target. The proposed development therefore satisfies the BRS daylight requirements.
- 10.27 All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development subsequently satisfies the BRE direct sunlight to windows requirements.

Noise and Air Quality

- 10.28 The Council's Acoustic Officer has reviewed the submitted documentation and notes that the methodology for the initial background noise readings for the proposed Energy Centre and LU fan at City Road (or Bunhill Energy Centre 2) is thorough.
- 10.29 The methodology for the initial background noise readings at the site appears reasonably sound, with design targets quoted as being 50dB during the day and 45dBA at night. Background noise levels are relatively high in this area and are dominated by the substation plant noise and road traffic noise and therefore it would be expected that the noise criteria can be achieved. At the existing Bunhill Energy Centre complaints have been received about the tonal noise/hum experienced. It is therefore recommended that conditions are attached to control noise levels from new items of fixed plant at the site.
- 10.30 To demonstrate compliance with the two conditions above it is advised that a test is carried out after installation. The Acoustic Officer recommends a further condition to ensure a report is commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with conditions 3 & 4. The report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before commencement of the use hereby permitted and permanently retained thereafter.
- 10.31 In terms of air quality, any CHP system should have a negligible impact at all nearby receptors. The Air Quality Assessment refers to eight different equipment options; however the final chosen option is yet to be decided. It is therefore recommended that an Air Quality Assessment using dispersion modelling is conditions to ensure that the chosen plant is submitted for approval.

Outlook, sense of enclosure and privacy

- 10.32 Whilst there have been no objections to the proposed development, consideration has been given to outlook and sense of enclosure. It is proposed to extend the private gardens serving the two ground floor flats at Kestral House (Dwg: BUN_2_P04 Rev P1) to provide greater amenity space. Whilst the proposed development will be of a greater scale and massing to the existing structure, the improved amenity space, landscaping and boundary enclosures are considered to go some way to mitigate any negative impact. The proposed structure is considered to be set away from the east facing windows at Kestral House an acceptable distance as not to result in any unacceptable sense of enclosure or outlook concerns. In addition there would be no loss of privacy as a result of the proposal.
- 10.33 The proposal is considered not to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

Access and Servicing

- 10.34 Vehicular access is proposed off Moreland Street. In order to facilitate this access it is proposed to relocate the existing pedestrian crossing. Highways officers raise no objection to the proposal subject to conditions. The relocated crossing must be constructed in exactly the same manner as it currently exists and must include the central pedestrian islands. The inclusion of both the relocated pedestrian crossing and the central pedestrian island ensures that vehicles entering the site do not

encroach upon the crossing to do so and provides additional pedestrian safety. Further conditions are required to ensure all vehicles above 7.5 tonnes entering the site must do so from Central Street not the Goswell Road end of Moreland Street. All reversing manoeuvres must be carried out with a banksman present.

Landscaping

- 10.35 It is apparent that there are a large number of trees on site which contribute materially to the amenities of the locality, playing an important part in providing a sense of scale, maturity, screening and textural diversity to the area. A total of six trees are required to be removed to facilitate the creation of the new building footprint and access to maintain the facility but there doesn't appear to be any meaningful assessment of the tree loss or attempt to mitigate the loss of the trees and the associated amenity and environmental benefits they provide. The site is a prominent location adjacent to a major thorough fare where trees are needed most. No objection is raised to the justification for the removal of existing trees but it is recommended that a landscaping scheme is conditioned including replacement trees, their location, species, size at planting and rooting volume.

11.0 SUMMARY AND CONCLUSION

Summary

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

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions 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>Location Plan; BUN_2_P02 Rev P1; BUN_2_P03 Rev P2; BUN_2_P04 Rev P4; BUN_2_P07 Rev P4; BUN_2_P08 Rev P4; BUN_2_P09 Rev P4; BUN_2_P10 Rev P4; BUN_2_P11 Rev P4; BUN_2_P12 Rev P3; BUN2_P20 Rev P02; BUN2_P_21 Rev P02; BUN2_P22 Rev P02; BUN2_P_P23 Rev P02; BUN2_P_24 Rev P02; BUN2_P_30 Rev P_02; Design and Access Statement Rev 04 dated June 2015; Description of Cladding Materials Issue P02_19th June 2015; MMD-329567-C-SK-00-XX-0001 Rev P1; MMD-329567-C-SK-00-XX-0002 Rev P1; Air Quality Assessment dated March 2015 prepared by Ramboll; Tree Survey dated 05/02/2015 and associated Tree Constraints Plan; Daylight and Sunlight Study dated 12 March 2015; Statement prepared by Ramboll dated 01/06/2015 to address the location of the proposed flues.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Fixed Plant (Bunhill Energy Centre 2)
	<p>CONDITION: The design and installation of new items of fixed plant (at the site known as Bunhill Energy Centre 2) 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: 2014</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
4	Fixed Plant (Bunhill Energy Centre 3)
	<p>CONDITION: The design and installation of new items of fixed plant (at the site known as Bunhill Energy Centre 3) 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.</p>

	<p>The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.</p> <p>REASON: To ensure that the operation of fixed plant does not impact on residential amenity.</p>
5	Noise
	<p>CONDITION: A report is to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the proposed mechanical plant to demonstrate compliance with conditions 3 & 4. The report shall be submitted to and approved in writing by the Local Planning Authority and any noise mitigation measures shall be installed before commencement of the use hereby permitted and permanently retained thereafter.</p> <p>REASON: In the interest of protecting future residential amenity against undue noise and nuisance arising from non-residential uses.</p>
6	Air Quality Assessment
	<p>CONDITION: An air quality assessment using dispersion modelling shall be carried out to demonstrate that the stack height of the CHP is sufficient to prevent emissions having an impact greater than "negligible" on the air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀). A report shall submitted to the local authority prior to commencement of the development outlining details of the modelling software chosen, emissions and stack parameters, building parameters, meteorological data, method used to calculate background and predicted concentrations. The location and grid reference of maximum pollution concentrations shall be identified, with distance from the stack. A full discussion of any potential breaches of air quality criteria shall be provided and a discussion of model sensitivity.</p> <p>REASON: In the interests of residential amenity.</p>
7	Servicing and Maintenance
	<p>CONDITION: Details of the servicing and maintenance plan, including responsive as well as planned maintenance, in accordance with the manufacturer's requirements, shall be submitted to and approved in writing by the local planning authority prior to the installation of the plant.</p> <p>REASON: To ensure that the resulting servicing arrangements are satisfactory.</p>
8	Pedestrian Crossing
	<p>CONDITION: The relocated crossing as shown on drawing MMD-329567-C-SK-00-XX-0001 Rev P1; must be constructed in exactly the same manner as it currently exists. It must include the central pedestrian islands. The inclusion of these ensures the vehicle entering the site does not encroach upon the crossing to do so and provides additional pedestrian safety.</p> <p>REASON: In the interest of pedestrian safety.</p>
9	Vehicle Movements
	<p>CONDITION: All vehicles above 7.5 tonnes entering the site must do so from Central Street and not the Goswell Road end of Moreland Street. All reversing manoeuvres must be carried out with a banksman present.</p>

	<p>REASON: To ensure access arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic.</p>
10	<p>Thames Water</p> <p>CONDITION: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimize the potential for damage to subsurface sewerage infrastructure, and the programme of for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p>
11	<p>Detailed Design and Method Statement</p> <p>CONDITION: The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:</p> <ul style="list-style-type: none"> - provide details on all structures; - accommodate the location of the existing London Underground structures; - demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land; - demonstrate that there will at no time be any potential security risk to our railway, property or structures; - accommodate ground movement arising from the construction thereof; and - mitigate the effects of noise and vibration arising from the adjoining operations within the structures <p>The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012</p>

12	Materials
	<p>In accordance with the submitted information and samples within 'Description of cladding materials issue P02_19th June 2015', the following facing materials are hereby approved for the elevational treatments:</p> <ul style="list-style-type: none"> - Vitreous enamel (Vitrispan) steel panel for base at ground floor level; - Black glazed brick (Ibstock) for the plinth; <p>Perforated copper sheet, engraved solid copper sheet and copper mesh at upper levels (KME: Tecu Bond panel system using Tecu Bronze finish).</p> <p>Notwithstanding the above hereby approved, the following details/sample of materials, as appropriate, shall be submitted to and approved in writing by the local planning authority prior to commencement of any part of the works on site:</p> <ul style="list-style-type: none"> a) Details of artwork including design, sample of materials and colours; b) Details of signage and information boards; c) Lighting scheme; d) Details of containers behind the screen including colour scheme and materials; e) Sample of copper mesh; f) Details of perforated copper sheet including detailed design of pattern of perforation and sample panel of material; and g) Details of engraved solid copper sheet including detailed design of pattern and sample panel of material. <p>REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard of design.</p>
13	Landscaping Scheme
	<p>CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following details:</p> <ul style="list-style-type: none"> a) existing and proposed underground services and their relationship to both hard and soft landscaping; b) proposed trees: their location, species, size at planting and rooting volume available; c) soft plantings: including grass and turf areas, shrub and herbaceous areas; d) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; e) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; <p>hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and</p> <ul style="list-style-type: none"> g) any other landscaping feature(s) forming part of the scheme. <p>All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved.</p> <p>The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an</p>

	<p>approved alternative to the satisfaction of the Local Planning Authority within the next planting season.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.</p>
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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 pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.</p>
2	London Underground Infrastructure Protection
	<p>The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation and construction methods.</p>
3	Code of Practice for works affecting the Canal & River Trust
	<p>The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained. Please visit http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property</p>
4	Thames Water
	<p>There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.</p>
5	Surface Water Drainage
	<p>It is the responsibility of a developer to make proper provision for drainage to ground, water course or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.</p>

6	Signage
	Please note that separate advertisement consent application may be required for the display of signage at the site.

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2015 - Spatial Development Strategy for Greater London

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.18 Education facilities

7 London's living places and spaces

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.2 Inclusive Design

DM2.3 Heritage

Energy and Environmental Standards

DM7.4 Sustainable design standards

5. **Designations**

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

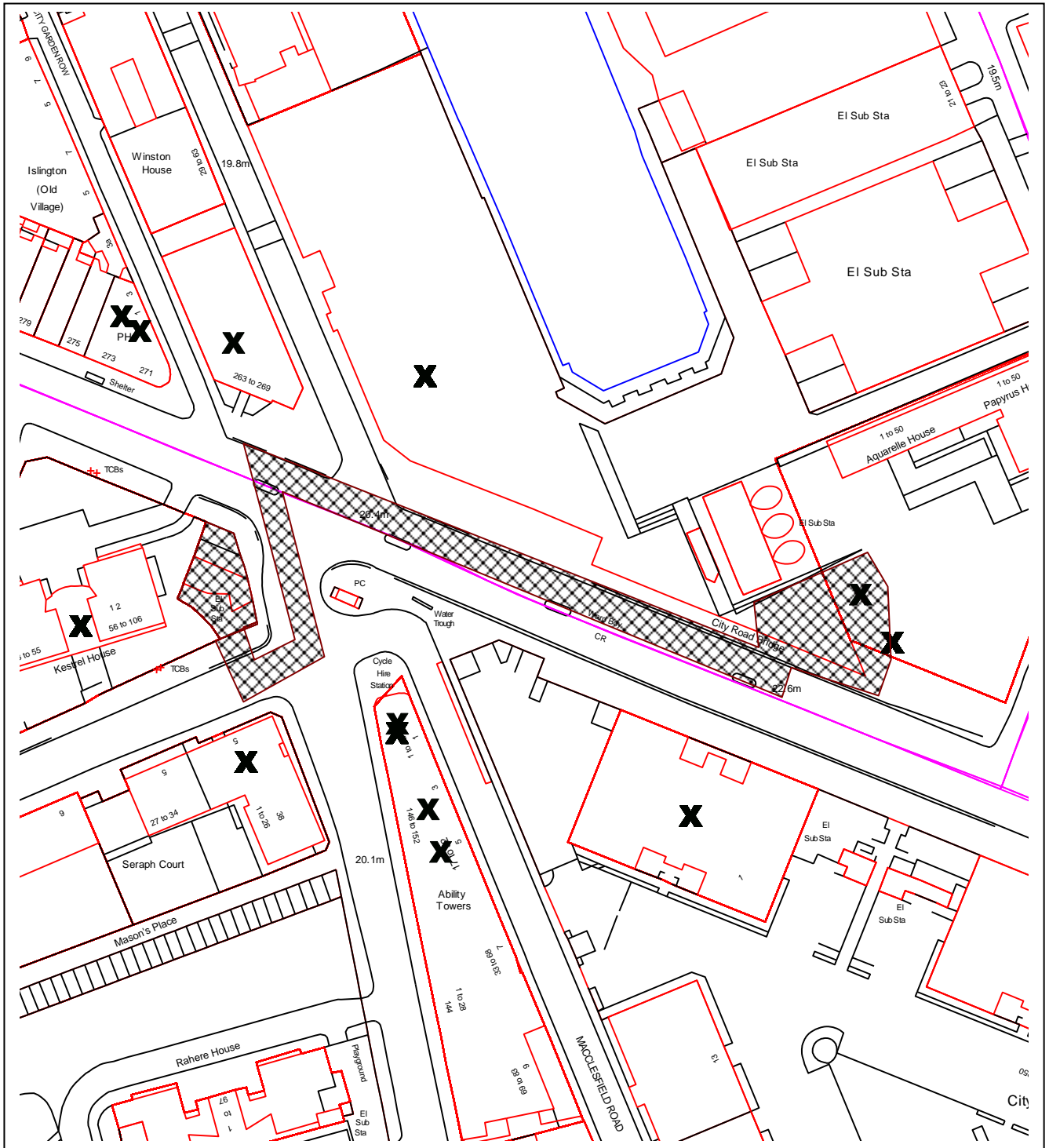
- **None**

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

The following SPGs and/or SPDs are relevant:

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

Islington SE GIS Print Template



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