



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 B		
Date:	29 November 2016	NON-EXEMPT

Application number	P2016/3552/FUL
Application type	Full Planning Application
Ward	St. Peter's
Listed building	Not listed
Conservation Area	Not in a conservation area
Site Address	5 and 5A Rotherfield Street, London, N1 3EE
Proposal	Replacement of existing roof covering with artificial slate covering.

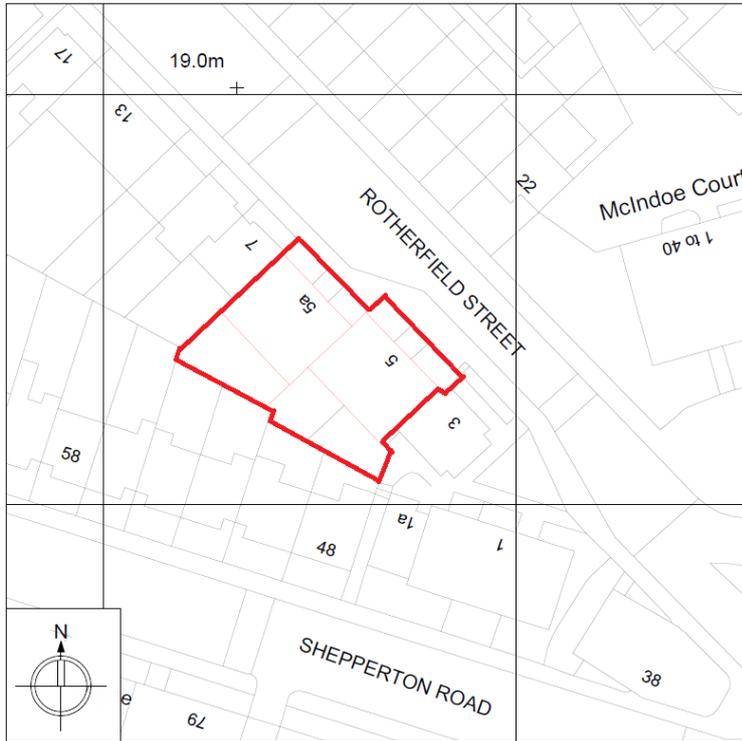
Case Officer	Nathan Stringer
Applicant	Ms Linda Harris on behalf of Islington Council
Agent	FES Group

1. RECOMMENDATION

1.1 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

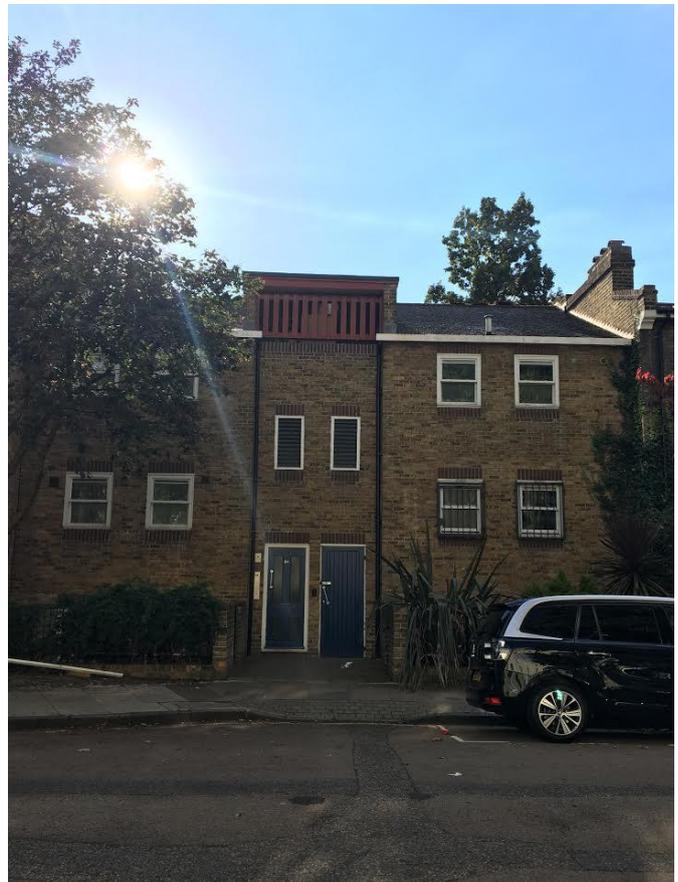


Image 1: Photographs of front of the site (5 on left, 5A on right)



Image 2: Closer photograph showing roof (5A shown)



Image 2: Aerial Photo of the Site

4. SUMMARY

- 4.1 Planning permission is sought for the replacement of the existing artificial slate roof covering with a Britslate Duchess Graphite artificial slate roof covering on both buildings. The proposed roof systems are similar in terms of its colour and appearance to the existing felt roof coverings and do not require any rebuilding or alteration to the existing roof form.
- 4.2 The proposed alterations to the buildings are considered to have a neutral impact on the character and appearance of the surrounding streets. The proposals would not give rise to any adverse impact on the amenity of neighbouring properties.

5. SITE AND SURROUNDINGS

- 5.1 The application site comprises of 2x three-storey buildings (5 and 5A) on the west side of Rotherfield Street. The properties are purpose built blocks of flats used for residential purposes. Each building contains 6 self-contained flats.
- 5.2 The buildings are not listed, and are not in a conservation area. However, they are adjacent to the Canonbury East Conservation Area. The surrounding area is predominantly residential in character.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the replacement of the existing artificial slate roof covering with a Britslate Duchess Graphite artificial slate roof covering on both buildings. The proposed roof systems are similar in terms of its colour and appearance to the existing felt roof coverings and do not require any rebuilding or alteration to the existing roof form.

7. RELEVANT HISTORY

PLANNING APPLICATIONS:

- 7.1 None.

ENFORCEMENT:

- 7.2 None.

PRE-APPLICATION ADVICE:

- 7.3 None.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 96 adjoining and nearby properties at Rotherfield Street and Shepperton Road 20th September 2016. The public consultation of the

application therefore expired on 13th October 2016, however it is the Council's practice to continue to consider representations made up until the date of a decision.

At the time of the writing of this report no responses had been received from the public with regard to the application.

Internal Consultees

8.2 Design and Conservation Officer: No objection.

9. RELEVANT POLICIES

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

National Guidance

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

Development Plan

9.2 The Development Plan is comprised of the London Plan 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:

- Design
- Neighbouring Amenity

Design

10.2 Islington's Planning Policies and Guidance help encourage high quality design which complements the character of the area. In particular, 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.

10.3 The existing buildings each contain a grey artificial slate covering roof. The proposed replacement of the existing roof coverings would have a neutral impact to the character and appearance of the buildings, as the proposed roof covering systems are of a similar appearance to the existing, and will not require any rebuilding of the roofs. As such, it is

not considered that these works would significantly alter the external appearance of the either building.

- 10.4 Given the above, the proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.6 (Character) of the London Plan 2015, CS8 (Enhancing Islington's character) of the Core Strategy 2011 and Development Management Policy DM2.1.

Neighbouring Amenity

- 10.5 Policy DM2.1 of the Development Management Policies 2013 requires all new development to protect the amenity of nearby properties in terms of the loss of daylight, sunlight, outlook, privacy and overlooking.
- 10.6 The proposed alterations to the roof coverings would have no adverse impact on neighbour amenity, as the shape and size of the roof will not alter.
- 10.7 The proposal is therefore not considered to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington's Development Management Policies 2013.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed alterations to the roof of the each building are considered to be acceptable in terms of design and the impact on the character and appearance of the buildings. The proposed works would not give rise to any material impact on neighbour amenity, including in terms of the loss of daylight, outlook or privacy.
- 11.2 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Management Plan and Supplementary Planning Documents and should be approved accordingly.

Conclusion

- 11.3 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 CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2	Approved plans list CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: BritSlate Duchess and BritSlate Countess Specification, and PD001. REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.
3	Materials CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.
4	Roof Not Use as Amenity Space CONDITION: The flat roof area shown on the hereby approved drawings shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency. REASON: To prevent the undue overlooking of neighbouring habitable room windows

List of Informatives:

1	Positive statement To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.
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	<p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>
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APPENDIX 2: RELEVANT POLICIES

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

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 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

- 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

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Urban Design Guide