

## PLANNING COMMITTEE REPORT

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

<b>PLANNING SUB COMMITTEE A</b>		
<b>Date:</b>	30 January 2017	<b>NON-EXEMPT</b>

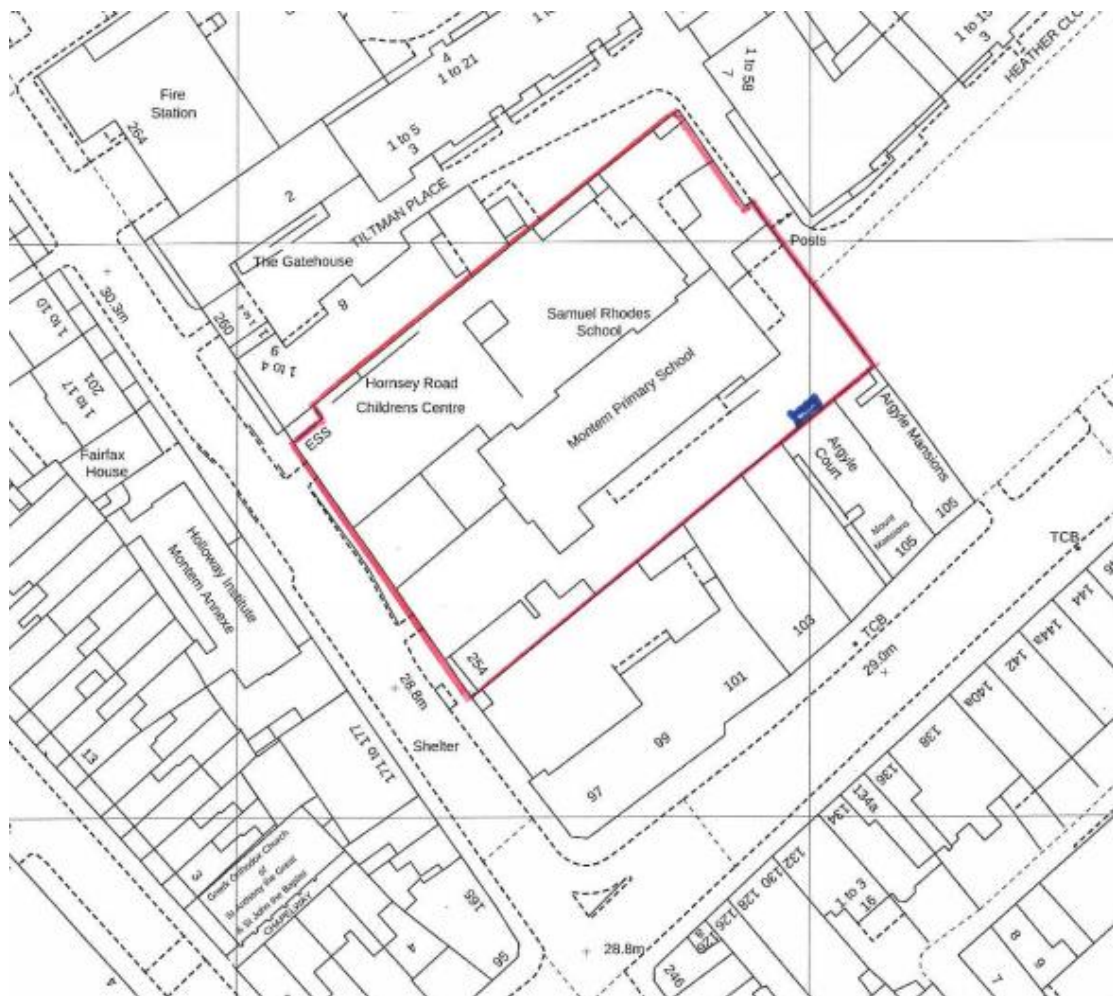
Application number	P2016/1526/FUL
Application type	Full Planning Application (Council's Own)
Ward	Finsbury Park Ward
Listed building	Grade II Listed
Conservation area	Not in a conservation area
Development Plan Context	<ul style="list-style-type: none"><li>- Tollington Settlement Archaeological Priority Areas</li><li>- Finsbury Park Core Strategy Key Areas</li><li>- Local cycle routes</li><li>- Major Cycle Route</li><li>- Mayors Protected Vistas Alexandra Palace viewing terrace to St Paul's Cathedral</li><li>- Site within 100m of a TLRN Road</li><li>- Grade II Listed</li></ul>
Licensing Implications	None
Site Address	Montem Primary School, Hornsey Road LONDON N7 7QT
Proposal	Installation of a play area canopy located to the south-western side of the application site.

Case Officer	Sandra Chivero
Applicant	Mrs Sara Hopkins - Montem Primary School
Agent	None

### 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

Application Site

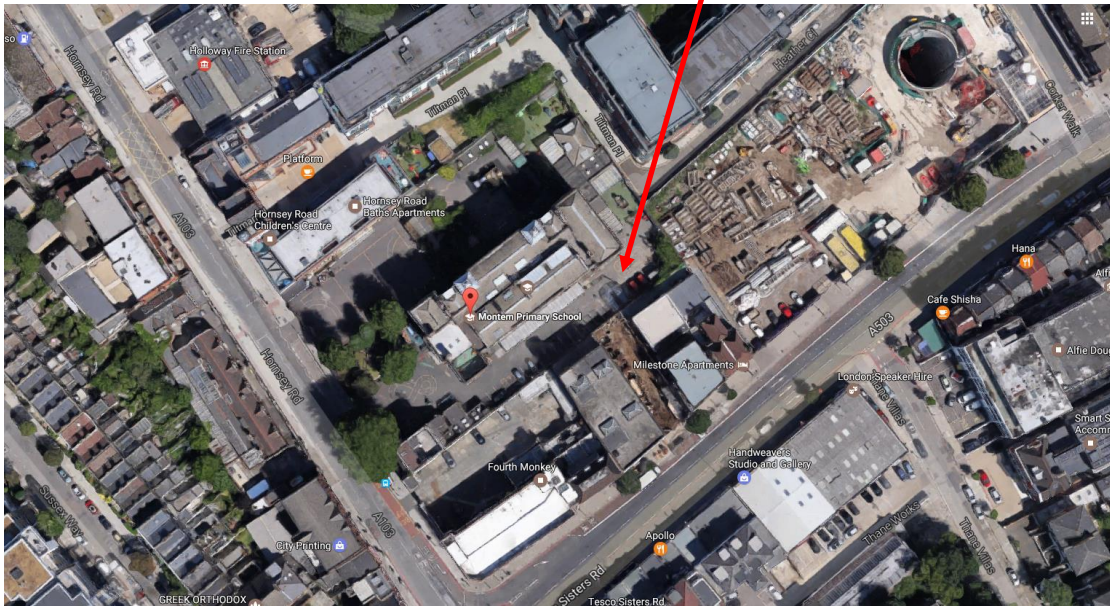


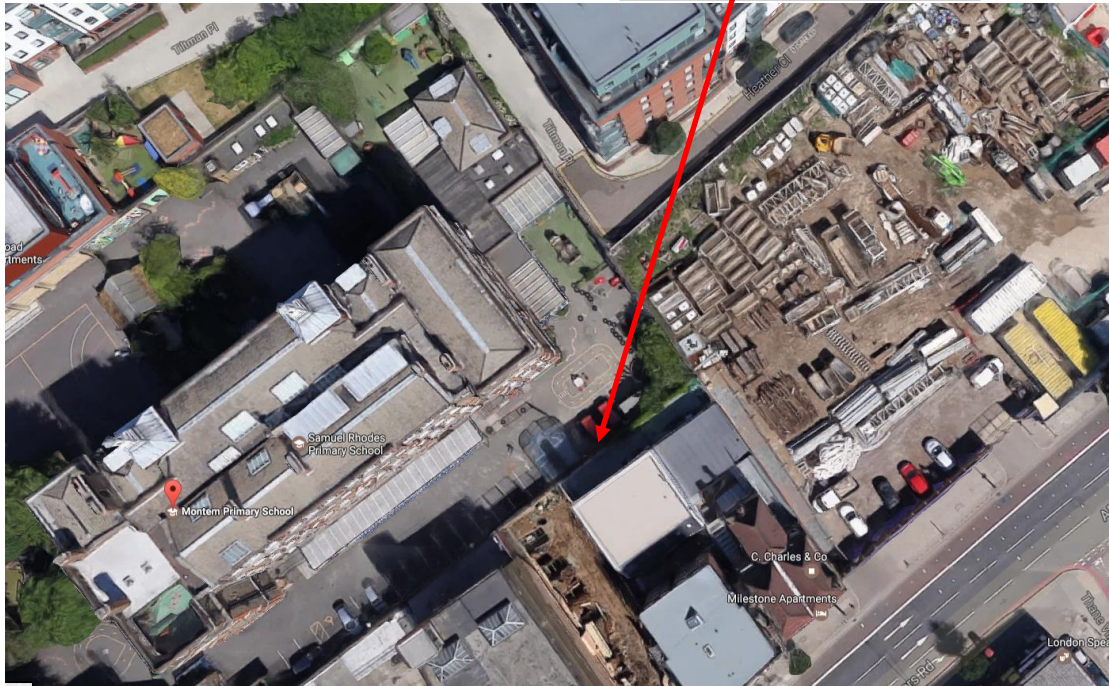
Image 1: Aerial View of site



Image 2: Existing Street view of Application Site



Location of new canopy



**Image 3:** Location of new Canopy

#### **4. SUMMARY**

- 4.1 Planning permission is sought to construct a canopy to cover an area of 15.39sqm playspace to the south-eastern side of the application site. The structure will incorporate a silver aluminium frame and arched roof cover made from solid translucent polycarbonate.
- 4.2 The proposed canopy is considered acceptable in principle. The resulting structure would be transparent and lightweight. Due to its detachment from any listed walls and location away from the listed school building separate listed building consent is not required and the canopy is considered not to cause harm to the significance of the host listed Victorian Board School building.
- 4.3 The proposed canopy would be situated in a concealed location to the rear of the site and would not be prominent from public views. It is therefore considered not to harm the visual amenity and character of the surrounding area.
- 4.4 The proposed structure is also not considered to have any material adverse impacts on adjoining residents' amenity levels in terms overshadowing, loss of light, over-dominance, increased sense of enclosure nor loss outlook.

- 4.5 Overall, the proposed development is considered to be acceptable with regards to the design and neighbour amenity and would also be in accordance with relevant planning policy.
- 4.6 The application is presented to the planning committee because it is a council own application.

## **5. SITE AND SURROUNDING**

- 5.1 The site comprises a Grade II listed former board school built in 1897. The building is listed for its significance as a former board school. It was built in 1897 and designed by T. J. Bailey for the London School Board. The surrounding area is a mix of commercial and residential uses.

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

- 6.1 It is proposed to erect an outdoor canopy incorporating an arched roof cover supported by four posts. The structure will incorporate a silver aluminium frame and translucent roof cover made from solid polycarbonate. The canopy is proposed to create an outdoor covered area 15.39sqm (15m X 2.7m) to the south-western side of the application site.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 October 2016: Planning application ref. P2016/4231/FUL submitted for Redevelopment of existing playground comprising of removal of existing surfacing and play equipment and replace with new surfacing and play equipment. Replacement of wooden picket fence with new picket fence, replace the existing steps with a ramp and associated works under consideration at this Planning Sub A Committee.
- 7.2 July 2014: Listed Building Consent ref. P2014/1680/LBC Approved in connection with removal of the existing single storey canopy to the rear of the playground and the construction of a single storey extension to provide a dedicated Two Year old facility for pre nursery infants. (Full planning application ref: P2014/1591 also submitted
- 7.3 November 1989: Planning application (Ref.891080) Granted for Construction of a covered play and seating area.

### **ENFORCEMENT**

- 7.4 None

## **PRE \_APPLICATION ADVICE**

7.5 None

## **8. CONSULTATION**

### **Public Consultation**

8.1 Letters were sent to occupants of 279 adjoining and nearby properties along Seven Sisters Road, Tiltman Place and Hornsey Road on 01 September 2016. A site notice was displayed on 08 September 2016. The public consultation of the application expired on 29 September 2016, 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 no objections had been received from the public with regard to the application.

### **External Consultees**

8.3 None

### **Internal Consultees**

8.4 **Design and Conservation** Raised no objection.

## **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:

- Tollington Settlement iArchaeological Priority Areas 170914
- Finsbury Park iCore Strategy Key Areas 170914
- Local cycle routes
- Major Cycle Route
- Mayors Protected Vistas Alexandra Palace viewing terrace to St Paul's Cathedral
- Site within 100m of a TLRN Road
- Grade II Listed

### **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:

- Design and Appearance
- Neighbouring Amenity

### **Design and Appearance**

10.2 The proposed canopy is considered acceptable in principle, the resulting structure is transparent and lightweight. To ensure that the resulting appearance and construction of the development is of a high standard and respects the character and appearance of the host listed building, a condition has been attached requiring development to be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement.

10.3 The canopy would be located towards the rear of the site bounded by a large boundary wall to the south-east. The new structure would be positioned away from the Grade II Listed school building and will not be fixed to the adjacent southern boundary wall. The proposed canopy would be the same height as the southern boundary wall with Argyle Court and would only extend up to 400mm away from the boundary. It is situated in a concealed location to the rear of the site and will not be visible from Hornsey Road or Heather Close. The proposal would not be prominent from public views and is therefore

considered not to harm the visual amenity and character of the surrounding area.

- 10.4 Given its detachment from any listed walls and location away from the listed school building the canopy is considered not to cause harm to the significance of the host listed Victorian Board School building.
- 10.5 The proposed works will not adversely affect the special architectural or historic interest of the listed building. The proposal is, therefore, considered to satisfy the objectives of policies, in particular policy 12 of the NPPF 2012 which seeks to conserve and enhance the historic environment, policy 7.8 of the London Plan 2015 which seeks to preserve and enhance the significance of heritage assets as well as the provisions of policy CS9 of Islington's Core Strategy 2011 which seek to protect and enhance Islington's built and historic environment and policy DM2.3 of Islington's Development Management Policies which seeks to protect and enhance Islington's historic environment.

### **Neighbouring Amenity**

- 10.6 The lower section of the proposed canopy would be the same height as the southern boundary wall with Argyle Court and the higher part would only project by up to 400mm above the boundary. The lower section abuts the southern boundary. The structure would also not be located adjacent to any habitable windows to neighbouring residential properties including Argyle Court. The proposal is therefore considered not to have any material adverse impacts on adjoining residents' amenity levels in terms of overshadowing, loss of light, over-dominance, increased sense of enclosure nor loss of outlook. The proposal would therefore accord with policy DM2.1 which seeks to safeguard the amenity of residential properties.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed canopy is considered acceptable in principle. The resulting structure is considered to be acceptable in terms of design and appearance. Due to its detachment from any listed walls and location away from the listed school building the canopy is considered not to impact on the setting of the host listed School building. The proposed canopy is not prominent from public views and is also considered not to harm the visual amenity of the surrounding area.
- 11.2 The proposal is considered not to have any material adverse impacts on adjoining residents' amenity levels.
- 11.3 Overall, the proposal is considered to accord with relevant policies.

### **Conclusion**



11.4 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:

<b>1</b>	<b>Commencement</b>  3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5)
<b>2</b>	<b>Approved plans list</b>  DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:  Site Plan; Location Plan, SW 04/16, SW08/16; Heritage Statement, Design and Access Statement.  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.
<b>3</b>	<b>Material</b>  MATERIALS (COMPLIANCE): The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.  REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

#### List of Informatives:

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

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**

Policy 7.4 Local character

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

Policy CS8 (Enhancing Islington's Character)

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

Policy CS10 (Sustainable Design)

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

**DM2.1** Design

**DM2.3** Heritage

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan:

- Urban Design Guide