

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
PO Box 333
222 Upper Street

PLANNING SUB-COMMITTEE A		
Date:	1 st July 2014	NON-EXEMPT

Application number	P2014/1153/LBC
Application type	Application for Listed Building Consent
Ward	St Peter's Ward
Listed building	Grade II
Conservation area	Duncan Terrace/Colebrooke Row
Development Plan Context	Angel & Upper Street Key Area, Archaeological Priority Area – Islington Village and Manor House
Licensing Implications	None
Site Address	52 Duncan Terrace, London N1 8AG
Proposal	Application for Listed Building Consent for the replacement of the existing rear basement extension and ground floor terrace with a full width basement level extension and ground floor 2-storey half width rear extension. Replacement of non-original front basement window with 2 no. traditional sash windows and restoration of first floor cast iron balconies and internal alterations at basement and ground floor level. [Full Planning Application P2014/1048/FUL also submitted]

Case Officer	Thomas Broomhall
Applicant	Mr Paul Doust
Agent	Mr Robert Sterry - Paul Archer Design

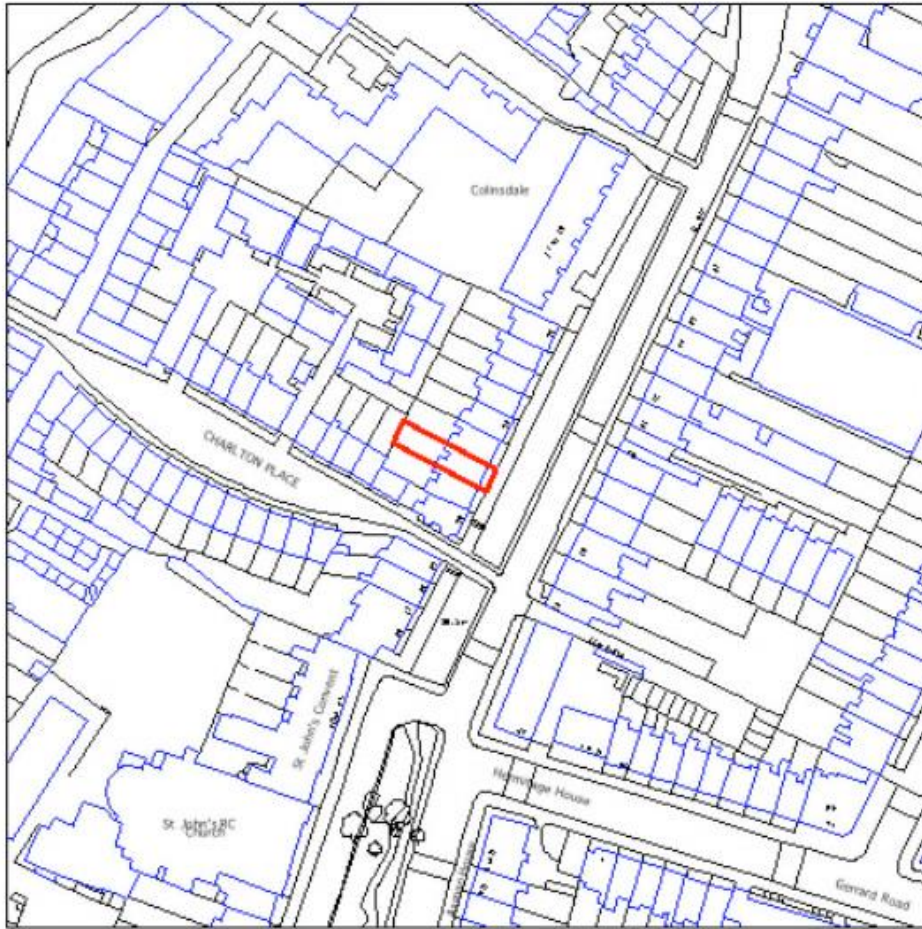
1 RECOMMENDATION

The Committee is asked to resolve to **GRANT** Listed Building Consent:

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

2. SITE PLAN (site outlined in black)

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3. PHOTOS OF SITE/STREET



Image 1 - Aerial view of the site and surroundings



Image 2 - View of front elevation of site



Image 3 - View of rear elevation



Image 4 - View of the rear of the terrace facing north from rear garden



Image 5 - View of rear elevation at basement level



Image 6 - View towards rear of no. 53 from rear garden



Image 7 - View towards rear of no. 51 from rear garden

4 SUMMARY

- 4.1 The proposal is an application for Listed Building Consent for the replacement of the existing rear basement extension and ground floor terrace with a full width basement level extension and ground floor 2-storey half width rear extension. The proposal also includes the replacement of non-original front basement windows with 2 no. traditional sash windows and restoration of first floor cast iron balconies and internal alterations at basement and ground floor level.
- 4.2 An application for Full Planning Application P2014/1048/FUL has also been submitted.
- 4.3 The issues arising from the application are the impacts on the special architectural and historic interest of the listed building and the adjoining listed terrace. These impacts are, subject to conditions, considered to be acceptable.

5 SITE AND SURROUNDING

- 5.1 The property is a three storey mid-terrace Grade II Listed property in a row of 9 similar listed properties. The property is within the Duncan Terrace/Colebrooke Row Conservation Area. The site is situated fronting onto Duncan Terrace, adjoining the side elevation of Charlton Place to the rear. Duncan Terrace is a predominantly residential street running parallel to Upper Street.

6 PROPOSAL (in Detail)

- 6.1 The proposal is for the replacement of the existing rear basement extension and ground floor terrace with a full width basement level extension and ground floor 2-storey half width rear extension. The proposal also includes the replacement of non-original front basement windows with 2 no. traditional sash windows, restoration of first floor cast iron balconies, and internal alterations at basement and ground floor level. The proposed works are considered to be acceptable subject to conditions.

7 RELEVANT HISTORY:

PLANNING APPLICATIONS

- 7.1 The application follows two previous applications for full planning permission and associated listed building consent which were refused.
- 7.2 **P120441** - *Demolition of existing half width single storey basement level extension and ground floor terrace with external spiral staircase; erection of part two storey full width, part four storey half width rear extension with creation of new window above; excavation to lower floor height of basement and garden; reinstatement of front steel balconies at first floor level; replacement of large front metal casement window at basement level with two timber sash window; together with internal alterations.* Refused on 07/09/2012 [application for listed building consent (Ref: **P120442**) also refused]
- 7.3 The applications were refused for two reasons relating to:
1. Impact upon listed building and conservation area
 2. Impact upon amenity of 51 Duncan Terrace

- 7.4 Planning application P120441 and application for listed building consent P120442 were appealed and dismissed (May 2013).
- 7.5 **P2013/4093/FUL** - *Replacement of existing rear basement extension and ground floor terrace with new basement extension and ground floor 2 storey closet wing; minor alterations to internal walls at basement and ground floor level; replacement of 1950's front basement window with 2 no. traditional sash windows; restoration of first floor cast iron balconies.* Refused 21/01/2014 [application for listed building consent P2013/4163/LBC also refused].

7.6 These applications were refused for one reason relating to:

1. Impact upon listed building and conservation area

ENFORCEMENT:

7.7 None

PRE-APPLICATION ADVICE:

7.8 A pre-application meeting took place between the Case Officer, Design and Conservation Officers and the agent prior to the submission of the latest application to discuss the reasons for refusal of the previous application and the amendments required to comply with the Council's policies with regards to protecting and enhancing the historic fabric of the listed building and adjoining listed terrace.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 19 adjoining and nearby properties at Duncan Terrace and Charlton Place on 8 April 2014. A site notice was displayed on 10 April 2014. A press notice was published on 10 April 2014. The public consultation of the application therefore expired on 1 May 2014.
- 8.2 At the time of the writing of this report a total of 6 objections had been received from the public with regard to the application. Details of the issues raised and consideration of the planning and listed building issues can be found in the Committee Report in relation to full planning application P2014/1048/FUL. An objection was received in relation to the proposed internal half landing. A response to this objection can be found at paragraph 10.12.

External Consultees

8.3 No comments received.

Internal Consultees

8.4 **Design and Conservation** - no objections to the proposed scheme subject to conditions

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 and Development Management Policies 2013.

Archaeological Priority Area - Islington Village and Manor House
Duncan Terrace/Colebrooke Row Conservation Area
Angel & Upper Street - Key Area

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to the impact on the historic fabric of the building both internally and externally.

Assessment of architectural and historic significance

- 10.2 The house is part of a terrace built in 1791 by James Taylor. It is built of yellow-grey brick set in Flemish bond, with stucco detailing and a roof obscured by a parapet. It comprises three storeys over a basement. The terrace forms a symmetrical group with a pedimented centrepiece (no. 54) and the end houses projecting forward slightly.

External Alterations

- 10.3 The removal of the existing single storey rear extension is considered to be acceptable. The principle of the rear extension is acceptable and is subordinate to the mass and height of the main building. The proposal accords with section 2.5 of the Islington Urban Design Guide and paragraphs 3.20 and 3.21 of the Duncan Terrace/Colebrooke Row Conservation Area Design Guidelines. Following the previously refused scheme (References: P2013/4163/LBC and P2013/4093/FUL) amendments were made to the design of the rear extension and this is now

considered to be acceptable and is supported by the Council's Design and Conservation Team.

- 10.4 Externally the two sided glazed window at ground floor level on the corner of the proposed rear extension which was considered unacceptable on the previous scheme, has been removed from the latest application. Instead the proposed window at ground floor level on the proposed two storey rear extension follows the traditional pattern of fenestration on the rear elevation on the upper floors in terms of position and proportions and uses a slate window reveal. With this in mind the proposed window is considered to be sympathetic to the character of the building and is therefore acceptable.
- 10.5 The proposed glazed balustrade at ground floor level and planting on the flat roof of the proposed extension which were unacceptable on the previous scheme, have also been removed from the latest application. The existing metal balustrade on the rear elevation at ground floor level will be replaced with a steel balustrade. The Design and Conservation officers have requested a condition requiring further details to be submitted in order to ensure its acceptability.
- 10.6 The proposed reinstatement of the balconettes to the front elevation at first floor level would match those at no. 54 Duncan Terrace. This is welcomed by the Council's Design and Conservation Team as an improvement to the existing appearance of the front elevation of the property due to the design and use of materials. It is recommended that a condition is attached requiring the proposed ironwork at first floor level to match those to no. 54 Duncan Terrace.
- 10.7 The replacement of the metal casement window to the front elevation at lower ground floor level with two sash windows to match the existing sash windows to the second floor is considered to be acceptable.
- 10.8 The proposed security grilles to be installed to the front windows at lower ground floor level are considered to be unacceptable as they are harmful to the listed building. It is recommended that a condition is attached to the grant of consent requiring their omission.
- 10.9 The proposed steps to the front lightwell are uncharacteristic of the listed terrace are considered unacceptable unless sufficient justification can be provided to support this proposal. It is recommended that a condition is attached to the grant of consent requiring sufficient justification be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing.

Internal Alterations

- 10.10 Internally the width of the proposed opening to be created between the front and rear rooms at basement level is reduced from the previous scheme, and following pre-application discussions, is now acceptable.
- 10.11 A half landing between basement and ground floor is proposed on the latest scheme. This landing provides access to the proposed new internal opening at ground floor level on the rear elevation to enable access into the new rear extension at ground floor level whilst maintaining the historic fabric of the building. The original staircase will be retained in situ. This element is not considered to harm the historic fabric of the building and is acceptable.

10.12 The opening in the original rear wall at lower ground floor level has also been reduced in line with previous advice and is now considered to be acceptable.

10.13 The door to the en-suite bathroom at first floor level should not be blocked up. It may be locked shut, but must remain in-situ and is considered acceptable on this basis. The Design and Conservation Team have recommended that a condition is attached to the grant of consent to eliminate the blocking up of this door.

National Planning Policy Framework

10.14 The scheme complies with the provisions of the NPPF and local policy, and is in accordance with statutory and material considerations.

11 SUMMARY AND CONCLUSION

Summary

11.1 The proposed development is considered to be acceptable. The proposal is considered to preserve the special architectural and historic interest of the listed building and adjoining listed terrace and is acceptable subject to conditions.

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 A

That the grant of listed building consent be subject to conditions:

List of Conditions:

1	<p>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.</p> <p>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).</p>
2	<p>CONDITION: All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
3	<p>CONDITION: Notwithstanding the plans hereby approved the proposed ironwork to the first floor shall accurately replicate in terms of material, profile and detail those surviving to no. 54 Duncan Terrace.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
4	<p>CONDITION: Notwithstanding the plans hereby approved no permission is granted for the removal of any original doors. All new doors shall accurately replicate, in terms of material, profile and detailing, original late-Georgian doors surviving to the property or where these do not survive to a comparable house forming part of the listed terrace. The doors shall be six panelled doors with mouldings to the principal floors and four panelled doors without mouldings to the attic and basement floors. The doors shall be recessed panelled doors and not raised and fielded panelled doors. All doors shall have traditional door furniture and not contemporary lever handles.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
5	<p>CONDITION: Notwithstanding the plans hereby approved the new sash windows to the front elevation at lower ground floor level shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property. They shall be painted timber, double-hung 6/6 sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be 'crown glass' and no greater than 11mm (3mm outer glass : 4mm gas : 4mm inner glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: In order to deliver sustainable design and to safeguard the special architectural or historic interest of the heritage asset.</p>
6	<p>CONDITION: Notwithstanding the plans hereby approved the door to the rear</p>

	<p>room at first floor level shall be retained in situ and shall not be blocked. The door may be locked shut, but must remain as existing.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
7	<p>CONDITION: Notwithstanding the plans hereby approved, and the provisions of condition 2, no consent is granted for the steps to the front lightwell area unless sufficient justification is submitted to and approved in writing 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>
8	<p>CONDITION: Notwithstanding the plans hereby approved no consent is granted for the security grilles to the front windows as basement level.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
9	<p>CONDITION: Notwithstanding the plans hereby approved, and the provisions of condition 2, no consent is granted for the proposed balustrade for the balcony to the rear elevation at first floor level. The balustrade shall either be a metal balustrade which replicates the design of the proposed balconettes to the front or alternatively a glazed balustrade. Details of an alternatively designed balustrade shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant works commencing.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>

List of Informatives:

1	<p>Positive Statement</p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. 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>
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APPENDIX 2: RELEVANT POLICIES

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

1. National Guidance

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

2. Development Plan

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

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

7 London's living places and spaces
Policy 7.4 Local character
Policy 7.6 Architecture

B) Islington Core Strategy 2011

Policy CS8 (Enhancing Islington's Character)

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

C) Development Management Policies June 2013

DM2.1 Design
DM2.3 Heritage

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:

Islington Local Plan

Angel & Upper Street Key Area,
Archaeological Priority Area – Islington Village and Manor House

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Urban Design Guide

Duncan Terrace/Colebrooke Row Conservation Area Design Guide