

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department



<b>PLANNING SUB COMMITTEE A</b>		<b>AGENDA ITEM NO: B17</b>
<b>Date:</b>	4 <sup>th</sup> September 2017	<b>NON-EXEMPT</b>

Application number	P2017/1568/FUL
Application type	Full Planning Application (Council's Own)
Ward	St Mary's
Listed building	Adjacent to Grade II Listed Islington Town Hall
Conservation area	Adjacent to Upper Street (North) Conservation Area Within 50 metres of Canonbury Conservation Area
Development Plan Context	Adjacent to Grade II Listed Islington Town Hall Adjacent to Upper Street (North) Conservation Area Within 50 metres of Canonbury Conservation Area Local cycle routes Site within 100m of a TLRN Road Site within 100m of a SRN Road
Licensing Implications	None
Site Address	William Tyndale Primary School, Upper Street, N1 2GG
Proposal	Erection of a two storey side extension and single storey front extension, with associated canopy, to existing Morris Building to accommodate WC (toilet) block and meeting room, and to accommodate playground store and disabled WC (toilet) facility. Alteration of internal entrance gate to allow for an enlarged playground towards the school's main entrance on Upper Street

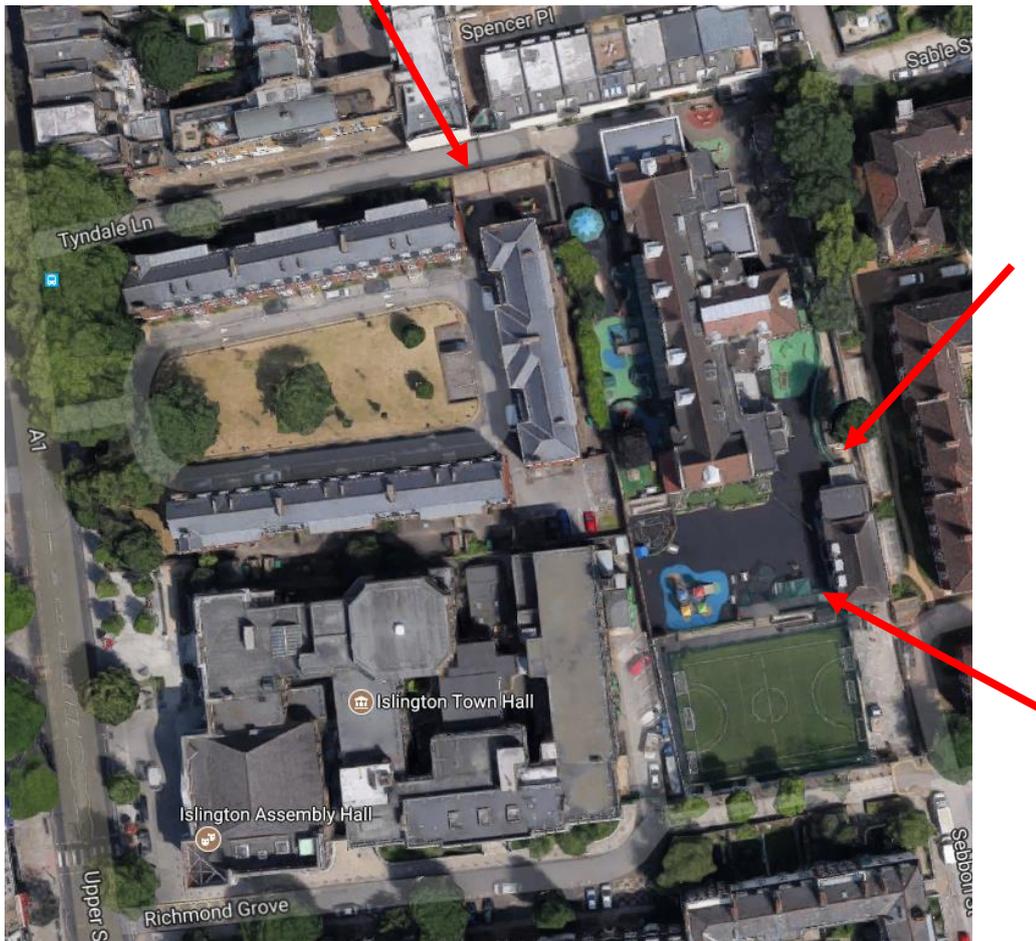
Case Officer	Daniel Jeffries
Applicant	William Tyndale Primary School
Agent	Mr Jose Esteves de Matos - De Matos Ryan.

### 1. RECOMMENDATION

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



### 3. PHOTOS OF SITE/STREET



**Image 1:** Aerial view of the site arrows pointing at location of built extensions and enlarged playground.



**Image 2:** View of front/west elevation of existing building to be extended



**Image 3:** View of side/north elevation of existing building, where proposed two storey extension would be positioned



**Image 4:** View facing north of existing tree near to proposed two storey extension



**Image 5:** View of front/west elevation of host building and fencing and position of proposed single storey extension.

#### **4. SUMMARY**

- 4.1 The application seeks planning permission to erect a two storey extension, a single storey extension and a canopy, to the existing Morris building, located to the south of the main school and to the south east corner of the playground. The two storey extension, which provides additional toilets and a meeting room, would be positioned to the north elevation of the Morris building, and would also involve alterations to the fenestration details and materials to the existing two storey flat roof element of the building. The proposed canopy, which would provide an area for an outdoor teaching space, would be positioned to the front/west elevation of the building.
- 4.2 In land use terms, the proposed two storey extension would result in the loss of 35 square metres of the existing playground on site. However, this would be offset by the repositioning of the internal access gate, positioned at the entrance to the school, from Upper Street, and the removal of existing structures and fencing to result in the creation of 50 square metres of additional playground space, and a net increase of 15 square metres. However, the proposed single extension, positioned to the west of the Morris building, would be positioned between an area fenced off and is currently no longer used as a playground. In addition, the purpose of the proposal, including the single storey extension and canopy, is to provide the school with improved facilities, including a new meeting room and toilets, including some which are wheelchair accessible, for the two storey extension, storage and an external wheelchair accessible toilet, for the single storey extension, and an outdoor teaching area for the canopy. It is considered that the principle of improved school facilities is considered acceptable.

- 4.3 Along with alterations to the existing flat roofed element of the host building, the approach taken for the proposed two storey extension and single storey extension, in terms of its design, is to have a contrasting modern approach, including in terms of materials and fenestration details. It is considered that given the proposed extensions would relate well with the existing building, including the use of brickwork, albeit brickslips, at ground floor and painted render at the first floor, this approach is considered acceptable in design terms. In addition, the design of the canopy is considered to be in keeping with the host building and surrounding area. For these reasons it is considered that the proposal would preserve the visual appearance and historic character of the adjacent heritage assets of the Upper Street (North) Conservation Area and Grade II Listed Building.
- 4.4 Whilst the Council's Tree Preservation Officer does not object to the proposal, they considered that insufficient information has been provided to safeguard the long term future of the tree to the north of the host building. This is due to the proximity of the proposed two storey extension, and as such a condition relating to an Arboricultural Method Statement to be submitted prior to any site clearance, preparatory work or development commencing, to be approved in writing is recommended.
- 4.5 Overall, the proposed development is not considered to have any material adverse impacts on adjoining residents' amenity levels in terms of noise disturbance, overlooking or loss of light and balanced against the provision of improved education facilities the proposals are considered acceptable.
- 4.6 The application is presented to committee because the council has an interest in the site, as the school is on council owned land.

## **5. SITE AND SURROUNDING**

- 5.1 The application site is accessed via Upper Street, to the west, and is bounded by Tyndale Lane to the north and Richmond Grove to the south. The site itself consists of the main school building which is a three storey, plus sloped roof level above, to the north, the detached two storey building, named the Morris building, located to the south east corner of the playground, and the existing Multi-Use Games Area (MUGA) to the south of the site.
- 5.2 The site is surrounded by a number of residential properties, including the flats found within Chadstone House and Tyndale Mansions, and directly adjoins the Grade II Listed Building of Islington Town Hall. Whilst the host buildings are not listed and the site itself is not within a conservation area, the site is adjacent to the Upper Street (North) Conservation Area, to the west, apart from a small part of the access from Upper Street.

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

- 6.1 The application seeks planning permission to enlarge the existing two storey detached building located to the south east corner of the application site, known as the Morris Building. The proposal includes a two storey extension to the north elevation, a canopy to the west elevation and a single storey extension, positioned immediately to the west of the canopy, to replace a fenced area.

- 6.2 The proposed two storey extension, which would replace an existing canopy, would provide additional toilets at ground floor, and a meeting room at first floor. The extension would match the height and depth of the existing two storey flat roof part of the building, and result in the width of the building increasing by 5.2m. The proposal would result in alterations to the existing two storey flat roofed element, including to the fenestration details and materials. This part of the proposal would be constructed using Blue Ketley Brick Slips, on the ground floor and painted render on first floor. In addition, the string course between floors and the window surrounds would have coloured glazed bricks. The flat roof would be constructed using a grey roofing membrane with powder-coated aluminium coping.
- 6.3 The proposed canopy would be positioned to the front/west elevation of the main pitched roof element of the existing Morris building, measuring 13.4m in length, at a width of 2.5m and a height of 4m. The canopy would be constructed using a painted lightweight steel frame and polycarbonate sheeting, and used partly as an outdoor teaching area.
- 6.4 The single storey extension would be positioned immediately to the west of the canopy, and would be used to store coats and bags, general storage and a wheelchair accessible disabled toilet. This part of the proposal would be constructed using Blue Ketley Brick Slips and the window surrounds would have coloured glazed bricks.
- 6.5 Whilst not requiring planning permission, the proposal would also involve internal configuration to the existing building for its general refurbishment, including the provision of a mezzanine floor for storage.
- 6.6 The proposal would also reposition the existing internal access gate towards the north of the site to allow for the enlargement of the existing playground (35 sqm) which would be formally utilised by the school, and a further 11 sqm by the relocation and reconfiguration of the existing fences and structures, including two wooden sheds near to the entrance of the Morris building, as a result of the single storey extension and canopy.

## 7. RELEVANT HISTORY:

### PLANNING APPLICATIONS:

Application Number	Development Description	Decision	Decision Date
P052836	Use of school playground adjacent to Richmond Grove as a weekly Sunday farmers' market between 10 AM - 2PM.	Approve with conditions	02/03/2006
P060918	Erection of single storey extension of existing kitchen to primary school.	Approve with conditions	22/06/2006
P072194	Application for the continuation of existing Sunday farmers' market (10am - 2pm)	Approve with conditions	20/11/2007
P090157	Redevelopment work to existing playground to include creation of new football pitch, installation of new perimeter fencing, new amenity furniture, floodlights, new access to	Approve with conditions	12/05/2009

	schools amenities and new timber ramp and steps.		
P091832	Erection of two, two storey extensions and various external alterations.	Approve with conditions	27/10/2009
P120095	Variation to conditions 2, 4 and 6 of planning permission (P090157) to allow use of approved football pitch and associated floodlights until 22.00 on weekdays only.	Refuse	29/02/2012
P2016/3707/FUL	Use of school driveway and section of playground for weekly food market every Saturday from 10.00 till 15.00.	Concurrent	

#### **ENFORCEMENT:**

- 7.1 E10/05140 Use of sports pitch after hours (P090157)
- 7.2 E/2016/0077 Use of sports pitch after hours (P090157)

#### **PRE-APPLICATION ADVICE**

- 7.3 None

#### **8. CONSULTATION**

##### **Public Consultation**

- 8.1 Letters were sent to occupants of 290 adjoining and nearby properties at Sebbon Street, Richmond Grove, Spencer Place, Upper Street, Halton Road, and Sable Street on 19 June 2017, no responses were received from this initial consultation. A site notice and a press advert were displayed on 13 July 2017. Following the submission of amended drawings to create a more integrated design overall, which included the redesign of the two storey and single storey extensions, in terms of the materials used, fenestration patterns, the enlargement and design of the canopy, and to enlarge the existing playground space, by the repositioning of the internal access gates along the entrance from Upper Street. Letters were sent to adjoining and nearby properties on 7 August 2017. The public consultation of the application therefore expired on the 25 August 2017, 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. Any response received from the publication of this report will be updated to members at the committee meeting on the 4<sup>th</sup> of September 2017.

##### **External Consultees**

- 8.3 **Transport for London** – requests that adequate number of cycle storage is provided.

- 8.4 **Sport England** – did not provide a response confirming that the loss of any sports facility should give full consideration to whether the proposal meets Par. 74 of National Planning Policy Framework (NPPF).

“The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.”

“If the proposal involves the loss of any sports facility then full consideration should be given to whether the proposal meets Par. 74 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.”

- 8.5 **London Underground Infrastructure Protection** – confirmed that they have no comments to make.

#### **Internal Consultees**

- 8.6 **The Design and Conservation Officer** stated that the design of the proposal was now acceptable as it now follows guidance and advice given in terms of amending the original proposal. The proportions of the fenestration details and the materials are now considered to relate to those found on the original building.
- 8.7 **The Tree Officer** commented that there are no arboricultural reasons to recommend the refusal of the application subject to securing a Arboricultural Method Statement by way of condition.
- 8.8 **Accessibility Officer** requested further information in relation to the gradient of the existing access ramps and access to the two storey extension. Following the submission of additional information there are no concerns.
- 8.9 **Policy Officer** initially raised concerns about the net loss of playground, however amendments were received to address this.
- 8.10 **Education Officer** raised no objections to the proposal following enlarged playground space.

### **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 2016, Islington Core Strategy 2011 and 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.

### **Designations**

- 9.5 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Adjacent to Grade II Listed of Islington Town Hall
- Adjacent to Upper Street (North) Conservation Area
- Within 50 metres to Canonbury Conservation Area
- Local cycle routes
- Site within 100m of a TLRN Road
- 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:

- Land Use
- Loss of playground space
- Design & impact on adjacent Conservation Areas and Listed Building
- Accessibility
- Sustainability
- Trees

### **Land-use**

- 10.2 The new extensions and canopy are proposed to provide additional facilities (toilets, meeting room and storage) for the school, the existing kid's club and for the existing Multi-Use Games Area (MUGA).
- 10.3 It was also confirmed by the applicant that the new building is to better accommodate current student levels, and would not facilitate an increase in the student numbers in the school.
- 10.4 The proposal, including with the internal configuration of the existing building, would result in improved facilities for the school. Policy 3.18 of the London Plan 2016 supports the expansion of education facilities and the enhancement of facilities for educational purposes. The provision of additional school facilities and space is classified as provision of new social infrastructure which is supported by policy DM4.12 of the Development Management Policies 2013. Paragraph 4.69 associated

with this policy states 'development/redevelopment of social and strategic infrastructure should be designed to meet the needs of their intended occupants, taking into account any appropriate regulations and national design and space standards'

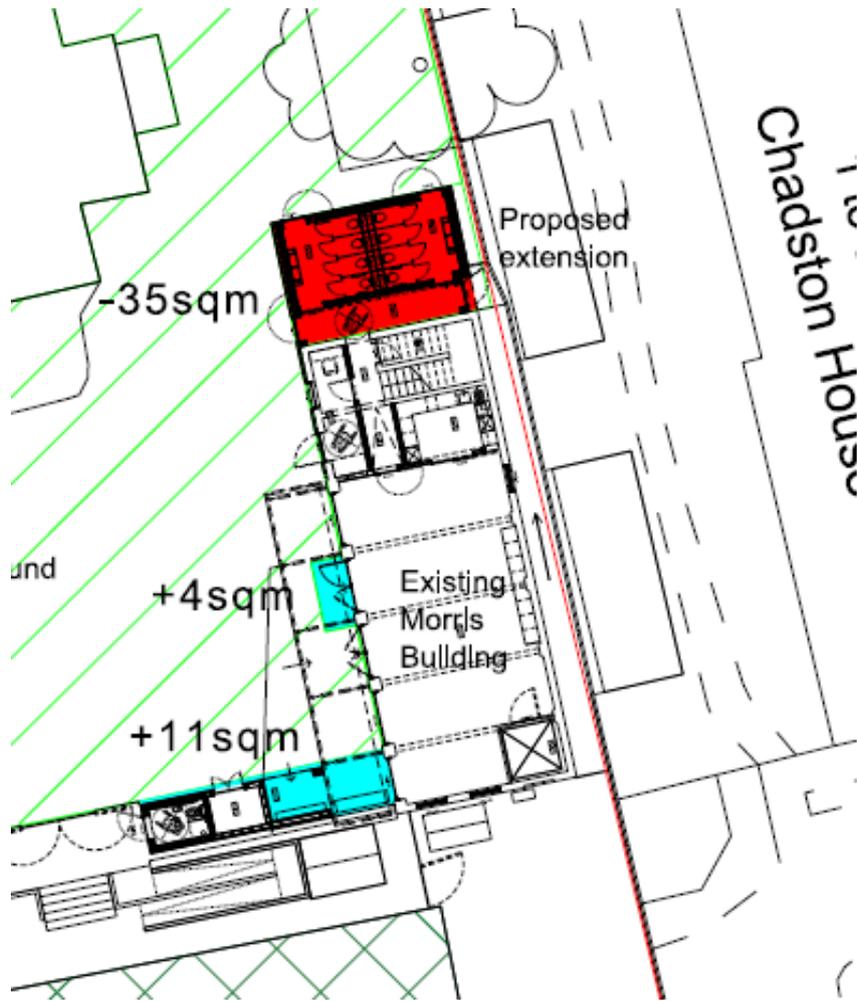
- 10.5 Meeting the needs of current and future pupils within the school grounds is evidently a key benefit of this proposal. This would be in accordance with the National Planning Policy Framework which states that the Government, "*attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement...*" The framework also states that Council's should give "great weight to the need to create, expand or alter schools". The London Plan is supportive of proposals which enhance education and skills provision, including the expansion of existing facilities.
- 10.6 Islington's Development Management Policy DM4.12 states that 'extensions to social infrastructure such as this must be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes; provide buildings that are inclusive and flexible and be sited to maximise shared uses'.
- 10.7 Notwithstanding the acceptability of the principle of providing improved facilities for the school, the position of the proposed two storey extension would result in the loss of the use of an area of 35 square metres of the existing playground. Whilst the proposed single storey extension would be positioned immediately to the west of the host building, it is an area which is not used as a playground due to the existing fencing. The following paragraphs consider the playground loss.
- 10.8 Paragraph 74 of the National Planning Policy Framework states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - ***the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; [emphasis added]*** or
  - ***the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss' [emphasis added].***
- 10.9 London Plan 2016 Policy 3.19 in relation to Sports facilities states 'Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted'. The London Plan and Informal Recreation SPG also states that 'Development proposals involving loss of play spaces without adequate justification or provision for replacement should be resisted' which is stated within Policy 3.16 of the London Plan.
- 10.10 Whilst it is acknowledged that there is no definition of playing fields in the London Plan 2016 or the National Planning Policy Framework, further clarification is provided by the Department for Education, within Appendix A of the document 'Disposal or change of use of playing field and school land' (2014), who state school playing fields include:

- grass pitches and artificial surface pitches set out for the playing of sports
- hard surface games courts including multi-games courts, tennis courts, netball courts and hard paving marked out for games;
- **informal and social areas, including grassed areas, paved areas (including playgrounds) [emphasis added]** outdoor seating and teaching areas including rest and quiet areas;
- marginal areas, around the edges of playing fields for run-off and to allow for the cyclical realignment of pitches;
- habitat areas, set aside for the formal teaching of nature or informal curriculum purposes, including meadowland, wildlife habitats (including ponds), gardens, nature trails and outdoor science areas.
- local authority parkland or other open space that is used, or has been used in the last ten years, for the purposes of a maintained school.

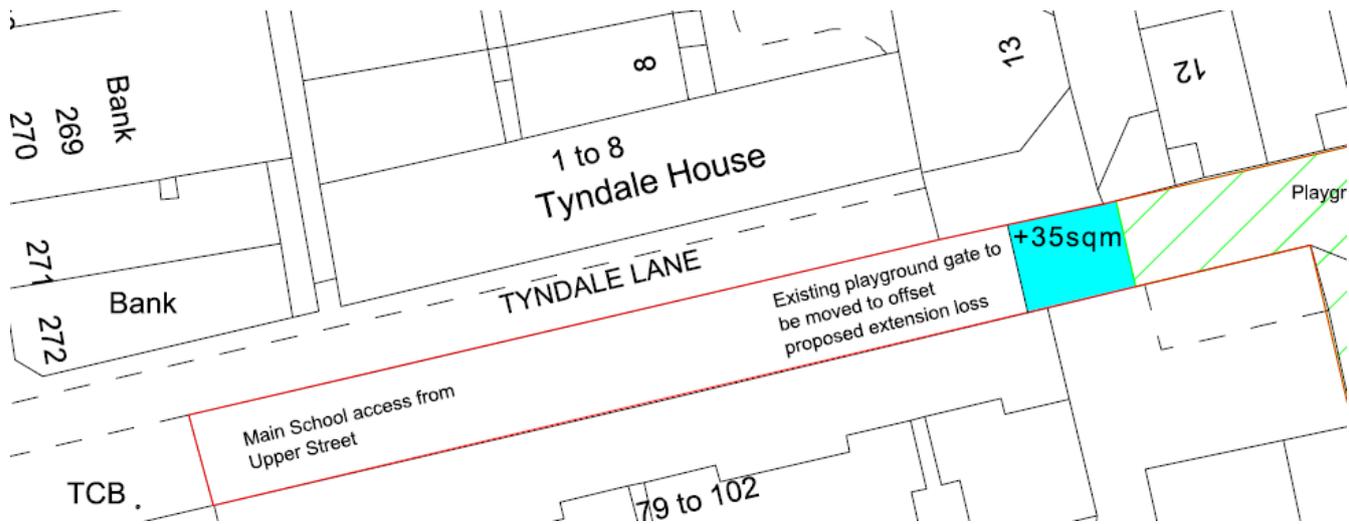
10.11 Given the above definition by the Department of Education which includes playgrounds, paragraph 74 of the NPPF should be considered in the assessment of the proposal. In terms of mitigating the loss of the existing playground space, the proposal would include the repositioning of the internal access gate to the north of the site and the removal of the existing shed, adjacent to the front elevation, and the reclamation of an area currently fenced off, which provides access to the existing wheelchair accessible toilet within the host building.

10.12 The total area of additional playground space would be 50 square metres, which is considered to offset the loss of the 35 square metres as a result of the two storey extension. In addition, the proposal would include the provision of an area underneath part of the canopy, to be used as an outdoor teaching space as part of the school teaching provision. The drawing below shows the changes to the existing playground:

Alterations to Morris Building



Alteration to entrance from Upper Street



- 10.13 Overall, given the policy objectives of providing expanded and improved facilities for educational purposes, in terms of the proposed extensions, the canopy and the internal configuration, together with the alterations proposed in relation to the existing playground, the proposal is considered to be acceptable in land use terms and to enhance the teaching and playground facilities.

### **Design and Conservation Area**

- 10.14 Given the site is within the setting of both the Canonbury and Upper Street (North) Conservation Areas and the Grade II Listed Building Islington Town Hall the proposal shall pay special regard to preserve or enhance these heritage assets. Therefore, in terms of assessing the acceptability of the design of the proposal, it is important to consider Development Management Policies (2013) DM2.1 and DM2.3, Islington Core Strategy Policies (2011) CS9, and the guidance found within the Urban Design Guide (UDG) 2017, and the associated Conservation Design Guidelines.
- 10.15 Policy DM2.1 states 'All forms of development are required to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics'.
- 10.16 In relation to heritage, Policy DM2.3 states 'Islington's historic environment is an irreplaceable resource and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance'.
- 10.17 Core Strategy Policy CS9 states that 'high quality architecture and urban design are key to enhancing and protecting Islington's built environment, making it safer and more inclusive'.
- 10.18 The UDG provides guidance on how urban design principles should be applied to ensure that new development successfully contributes to making the borough a better place. It is applicable to all new developments, including alterations and extensions to existing buildings.
- 10.19 Whilst it is acknowledged that the guidance within paragraphs 5.131 to 5.134 relate to residential extensions and alterations, it is considered that there are elements which are relevant in the assessment of this application and are considered to be consistent with the above policy objectives. The guidance states that extensions 'should take into account bulk, height, massing, materials and proportion and how they relate to adjacent heritage assets, uses, building alignment and general treatment of setting. Where the proposal is within a Conservation Area, applicants should have reference to the guidance within the applicable Conservation Area Statement' and 'the depth of extensions must also be carefully considered, having regard to both the impact on the amenity of neighbouring properties and the host building. This is particularly important for extensions exceeding a single storey'.
- 10.20 In terms of the visual appearance the guidance advises that 'there may be circumstances when extending a building in a way which is a continuation of the existing form, using matching materials and details, is important. In other cases, such as single storey extensions, high quality contemporary contextual design, such as utilising contrasting high quality materials or a lightweight glazed form, may be more appropriate'.

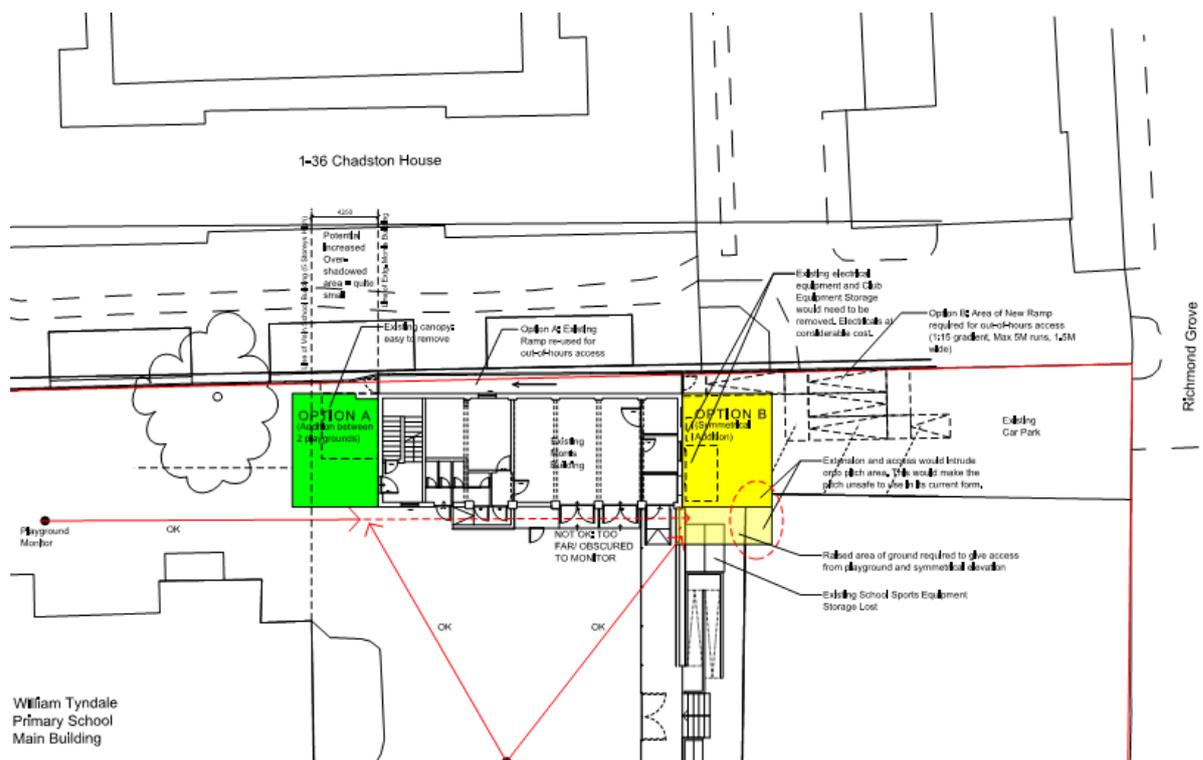
10.21 Whilst the site is not within a designated Conservation Area, the Upper Street (North) Conservation Area and Canonbury Conservation Design Guidelines state 'in considering applications for extensions, alterations and refurbishment, the Council will normally require the use of traditional materials'.

10.22 The proposed two storey extension to the north elevation of the Morris building would match the depth and height of the existing flat roofed element of the existing Morris building.

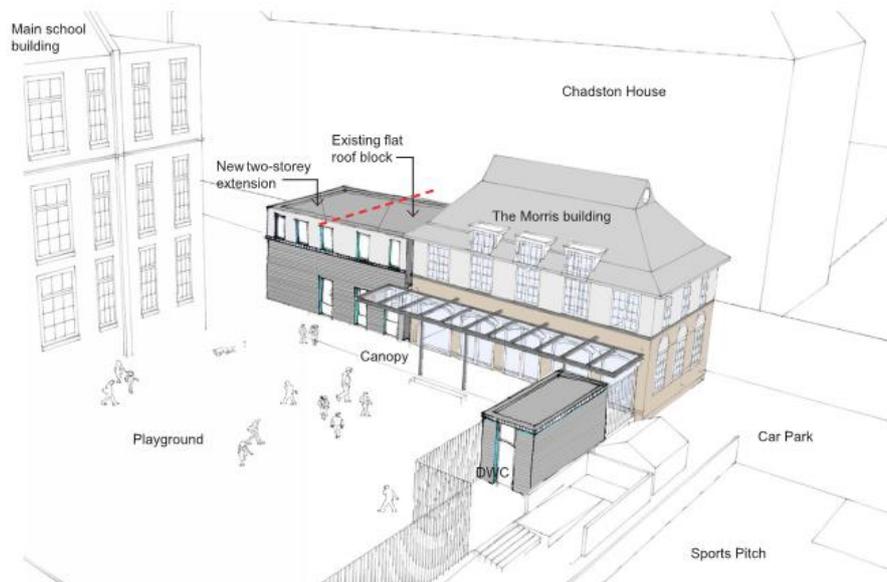
10.23 The two storey extension would result in the main part of the host building being further extended beyond its existing two storey flat roofed element, which is itself reads like, and appears to be, a later addition. Whereas there are no later additions to the south elevation of the Morris building.

10.24 The applicant has investigated the potential for a similar two storey flat roofed extension to the south elevation, which would have provided a symmetrical addition, however, due to a number reasons, an addition in this location would not be possible. in this instance. The reasons are shown within drawing no. 599\_A\_DRW\_10\_006/Rev.P1 (an extract is shown below) and include the following:

- The loss of existing storage containers for electrical, kid's club and sports equipment
- The significant difference in ground levels (1.67m) which would have implications in terms of accessibility and require a significant area to construct a new ramp for out-of-hours access, and a new raised level for the playground
- The extension and access would protrude onto the Multi Use Games Area (MUGA) pitch, resulting it being unsafe to use, and restrict the existing access for its use from Richmond Grove entrance.



- 10.25 As a result, the applicant considers that the provision of a two storey extension to the north elevation, which would replace an existing canopy, would be an appropriate addition given that it would not require significant alterations to the school building or constrain the use of the MUGA. It is considered that given the constraints of the site, the provision of a two storey extension would be acceptable in this location. However, as stated above, it is important that the proposal would relate well to the existing building and would not compete with or dominate its visual appearance. Whilst concerns were raised with the original submission by officers, following discussions and the submission of amended drawings, the approach taken by the applicant is to use a contemporary design, including its materials and fenestration to help provide a contrast with the existing building but whilst ensure that it would relate well to the existing design of the host building.
- 10.26 The proposal also incorporates alterations to the existing two storey flat roofed element of the building, to match this addition. These alterations include to the fenestration details and the materials.
- 10.27 The use of brickwork on the ground floor and painted render on first floor, which is also found at the host property, is welcomed, and is considered to help it integrate with the host Morris building. In addition, the proposed colour and string course between floors and the window surrounds which would have coloured glazed bricks, together with the fenestration changes, would help provide a clear difference as a modern addition to the retained pitched roof element of the host building.
- 10.28 The proposed windows at first floor, whilst clearly different in style to those found on the existing building, would have similar proportions and be arranged with a horizontal emphasis, would have the same number as those retained in the Morris building, being five in number. It is considered that this would be in keeping with the visual appearance of the host building and surrounding area.
- 10.29 The proposed single storey extension which would be a similar design as the two storey extension and use the same materials, is considered to be of a modest scale and would be in keeping with the character and appearance of the site generally.
- 10.30 The other part of the proposal is the proposed canopy, which would be positioned along the front elevation of the retained pitched roof element of the Morris Building. This would provide a physical connection with the host building and the single storey WC building, and would retain the existing fence between the Morris Building and the single storey WC building. It is considered that the design of the canopy, would be in keeping with the visual appearance of the Morris Building and proposed two storey and single storey extensions and surrounding area. The picture below shows the design of the proposal:



10.31 Overall, the proposed two storey extension and single storey WC building, together with the canopy be of appropriate siting, massing and detailed design and are not considered to detract from the character and appearance of the abutting Upper Street (North) Conservation Area, the nearby Canonbury Conservation Area or the adjacent Grade II Listed Building. The proposal would therefore accord with policies DM2.1 and DM2.3 of the Development Management Policies (2013) and Islington Core Strategy Policies CS8 and CS9, and the guidance found within the Urban Design Guide 2017 and the Upper Street (North) and Canonbury Conservation Area Design Guidelines.

**Amenity**

10.32 The proposed single storey WC building and canopy extension to the Morris Building are considered not to result in any significant amenity issues in terms of loss of daylight/sunlight or outlook to neighbouring properties, due to their position to the inside of the site their modest scale.

10.33 In terms of the two storey extension, it is acknowledged that it would extend the east elevation wall of the Morris Building which faces the residential flats of Chadstone House, and the associated communal garden bike storage building positioned in between. Drawing (ref: 599\_A\_DRW\_00\_003/Rev.P3) shows that there is a separation distance of 11.7m, between the rear elevation of the extension and Chadstone House.

10.34 The photograph below shows the existing relationship between the Morris Building and the rear of Chadstone House. In addition, in terms of assessing any loss of daylight/sunlight the drawing below shows a shadow assessment of the extension at various points throughout the year, in comparison to the existing situation. Using this assessment, and given the position of the existing main school building (to the west of the Morris Building), minimal increase in height and depth, and that it would mirror the existing separation distance with Chadstone House, any loss of daylight/sunlight or outlook to the occupiers of these residential properties any loss would not be materially significant. Additionally, the relationship would be similar to that further south along Chadstone House.



- 10.35 The proposal is considered not to result in any significant overlooking to neighbouring properties. In terms of the two storey extension, the only opening proposed facing towards the nearest residential properties to the rear, is a door at ground floor level. The other openings associated are considered not to result in overlooking given they face towards the existing playground.
- 10.36 The separation distance, of 11.7m, between the two storey extension and the rear of Chadstone House is considered to ensure that this element of the proposal would not result in an significant loss of outlook or result in a sense of enclosure to the occupiers of Chadstone House.
- 10.37 In terms of noise, whilst it is acknowledged that the proposal would reposition the existing internal access gate to increase the size of usable playspace and may result in increased noise in comparison to the existing situation, however, any increase is considered not to be materially significant. The extended playspace would abut a blank high flank wall of adjoining residential buildings. Bearing in mind the existing access and use of this area by the school for its movements and operations it is not considered to give rise to a material increase in noise and disturbances to adjoining residential uses in this case. In addition, the proposed two storey and single storey extensions would be used a meeting area, toilets and for storage which are considered not to result in significant issues. Further, the area covered by the proposed canopy is currently a playground it is not considered to result in a significant increase in noise over and above the existing situation.
- 10.38 Overall, the proposal would accord with policy DM2.1 which requires development to safeguard the residential amenity to neighbouring properties.

### **Inclusive Design**

- 10.39 Concerns were raised regarding the access to the two storey extension, and the gradient of the existing access ramp underneath the canopy. During the course of the application amended drawings were received showing an additional ramp underneath the proposed canopy. This is considered to address the concerns raised and would accord with the policy DM2.2 and the Inclusive Design SPD, the details of which would be secured by condition.

## **Trees and Sustainability**

- 10.40 To the north of the host building and the proposed two storey extension, there is an existing Lime tree. Whilst this tree is not designated as having a Tree Preservation Order (TPO) nor is the site within a conservation area, as per the requirements of DM policy 6.5 a tree survey was submitted as it is a constraint to development.
- 10.41 Part B i) of Policy DM6.5 states ‘Developments are required to minimise any impacts on trees, shrubs and other significant vegetation. Any loss of or damage to trees, or adverse effects on their growing conditions, will only be permitted where there are over-riding planning benefits, must be agreed with the council and suitably reprovided. Developments within proximity of existing trees are required to provide protection from any damage during development’.
- 10.42 The submitted tree survey has identified that the proposal would require a number of tree protection measures to be implemented for the duration of the works. Following a review of the submitted tree survey, the Council’s Tree Preservation Officer raised concerns that there were insufficient measures to secure the protection and safe retention of the adjacent tree.
- 10.43 The main concerns raised were the interaction of the foundations and ground beam of the two storey extension with the tree roots and loss of rooting volume, root severance caused by the unknown service link up and protecting the tree through construction. As such the Tree Preservation Officer has recommended that a condition be attached to any approval requiring the submission of an Arboricultural Method Statement prior to the any site clearance, preparatory work or development commencing, which would be required to be approved in writing, and would be secured by condition.
- 10.44 In addition, policy DM6.5 Part C states that ‘Developments should maximise the provision of green roofs and the greening of vertical surfaces as far as reasonably possible, and where this can be achieved in a sustainable manner, without excessive water demand’. Whilst the provision of a green roof was requested, on both the proposed single storey building and two storey flat roof parts of the Morris Building, the applicant considered that this was not feasible for a number of reasons including:
- The restricted height of the parapet of the existing flat roof part of the building, which is too low, together with the eaves of the pitched roof section would not allow for additional build up for a green roof, and would therefore not appear as a single green roof,
  - The installation of a green roof to the two storey extension, would further restrict the floor to ceiling height of the first floor of this proposed extension, and would result in an impractical situation and poor facilities for the school,
  - The necessity for routine maintenance which would require the need for roof access, safety barriers, and additional paraphernalia which would be financially prohibitive for the school,
  - A restricted budget means that the installation of a green roof would not be financially viable and that funds for the project would be better invested in terms of good quality facilities for the school.

- 10.45 It is acknowledged that the installation of green roofs are encouraged and would provide improved sustainability measures and improve the visual appearance of the two storey extensions to the Morris Building. However, given the above reasons including the restrictions on the school financially, the restricted nature of the roof of the host building, and the impact on the proposed facilities, together with the small scale of the development, it is considered that in this instance the lack of green roof would not warrant refusal.
- 10.46 Overall, subject to the imposition of a condition 4, relating to trees, the proposal is considered to be consistent with the requirements of Policy DM6.5 of the Development Management Policies.

### **Transport**

- 10.47 The application site is located within an area of excellent (PTAL – 6b) public transport provision. It is also acknowledged that the consultation response from the Transport for London have requested that the appropriate cycle storage is provided. However, given that the proposal would not result in increased pupil numbers, no additional cycle storage is required in this instance.

## **11. SUMMARY AND CONCLUSION**

- 11.1 The proposed two storey extension and single storey WC building and canopy canopy are considered acceptable. Whilst the proposed two storey extension would result in the loss of part of the playground in the area of the site, this would be offset by the increase in the existing playground facilities, towards the entrance of the school, as a result of alterations to the existing internal gate and the removal of fencing and existing structures, resulting in an overall increase of 15 sqm of playspace. The provision of improved facilities for the school is welcomed and supported by policy. The extensions and buildings are considered to be acceptable in design terms and will not have a detrimental impact to the character of the adjacent and nearby heritage assets of Canonbury and Upper Street (North) Conservation Areas and the Grade II Listed Islington Town Hall.
- 11.2 The amenity of neighbouring residents will not be materially harmed due to appropriate siting, scale and separation distances. In addition, in terms of noise the enlarged playground towards the entrance of the site would not result in any significant to occupiers of neighbouring properties. Planning conditions are proposed to ensure that the scheme would not detrimentally impact the existing trees adjacent to the proposed two storey extension and surrounding the site.

### **Conclusion**

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



<b>4</b>	<b>Arboricultural Method Statement</b>
	<p><b>CONDITION:</b> No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and 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 and construction method statement have been submitted to and approved in writing by the local planning authority.</p> <p>The AMS specifically needs to adequately address:</p> <ul style="list-style-type: none"> <li>• Minimising and mitigating the impacts from service and drainage link up to the development</li> <li>• The foundation detail and how impact to the adjacent tree rooting volume is mitigated</li> <li>• Arboricultural site supervision through construction</li> <li>• Tree and ground protection through construction</li> </ul> <p>Development shall be carried out in accordance with the approved details.</p> <p><b>REASON:</b> In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity</p>
<b>5</b>	<b>Enlarged Playground completion before implementation of the extension</b>
	<p><b>CONDITION:</b> Prior to the implementation of the hereby approved extension to the Morris Building the alterations to facilitate the enlargement of the playground shall be completed in full in accordance with the approved plans.</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 there from shall take place without the prior written consent of the Local Planning Authority</p> <p><b>REASON:</b> To ensure that the school has adequate playspace facilities</p>
<b>6</b>	<b>Inclusive Design</b>
	<p><b>CONDITION:</b> The development shall be designed in accordance with the principles of Inclusive Design. The development shall be carried out strictly in accordance with the approved plans and shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority</p> <p><b>REASON:</b> In order to facilitate and promote inclusive and sustainable communities</p>

**List of Informatives:**

<b>1</b>	<b>Positive Statement</b>
	<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>
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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 2016, 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:

#### **3 London's people**

**Policy 3.16** Protection and enhancement of social infrastructure

**Policy 3.18** Education facilities

**Policy 3.19** Sports facilities

#### **5 London's response to climate change**

**Policy 5.1** Climate change mitigation

**Policy 5.2** Minimising carbon dioxide emissions

**Policy 5.3** Sustainable design and construction

**Policy 5.6** Decentralised energy in development proposals

**Policy 5.9** Overheating and cooling

**Policy 5.10** Urban greening

**Policy 5.11** Green roofs and development site environs and large buildings

#### **6 London's transport**

**Policy 6.3** Assessing effects of development on transport capacity

**Policy 6.9** Cycling

#### **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 7.6** Architecture

**Policy 7.7** Location and design of tall  
**Policy 7.8** Heritage assets and  
archaeology

## **8 Implementation, monitoring and review**

**Policy 8.1** Implementation

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

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

**Policy CS10** (Sustainable Design)

**Policy CS15** (Open Space and Green  
Infrastructure)

**Policy CS16** (Play Space)

**Policy CS17** (Sports and Recreation  
Provision)

### **Infrastructure and Implementation**

**Policy CS19** (Health Impact  
Assessments)

**Policy CS20** (Partnership Working)

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

**DM2.1** Design

**DM2.2** Inclusive Design

**DM2.3** Heritage

**DM6.3** Landscaping, trees and biodiversity

**DM7.1** Sustainable design and construction

**DM7.4** Sustainable design standards

**DM8.4** Walking and cycling

**DM4.12** Social and Strategic infrastructure and cultural facilities

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

The following SPGs and/or SPDs are relevant:

### **Islington Council Guidance**

- Conservation Area Design Guidelines
- Inclusive Landscape Design
- Environmental Design SPD
- Streetbook SPD
- Urban Design Guide

### **London Plan**

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