

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department



<b>PLANNING SUB COMMITTEE A</b>		<b>AGENDA ITEM NO: B1</b>
<b>Date:</b>	6 <sup>th</sup> September 2018	<b>NON-EXEMPT</b>

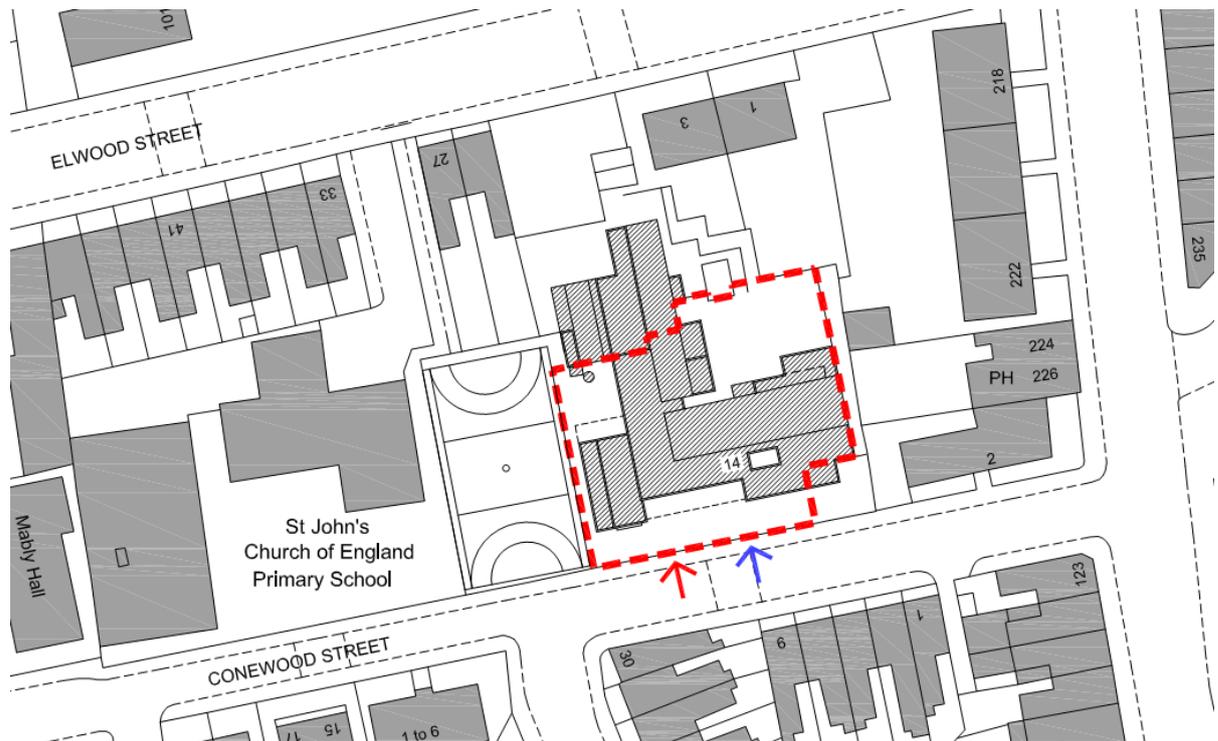
Application number	P2017/4943/FUL
Application type	Full Planning Permission
Ward	Highbury West
Listed building	No
Conservation area	No
Development Plan Context	Article 4 Direction A1-A2 (Rest of Borough)
Licensing Implications	None
Site Address	14 Conewood Street, London N5 1DL
Proposal	Demolition of existing single storey extension (91.4 square metres GIA) and replacement with a two storey addition (195.5 square metres GIA) to accommodate new babies room at ground floor level and crèche, adult learning space and office at first floor level (total uplift of 104 square metres GIA).

Case Officer	Anna Luu
Applicant	Miss Simona Nica (Architects Group 3 – London Borough of Islington)
Agent	Islington Architects

### 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 red)**



**3. PHOTOS OF SITE/STREET**



**Image 1:** Aerial view of the application site (arrow pointing toward proposed location of two storey extension)



**Image 2:** View of existing single storey extension to be demolished and replaced with the two storey extension.



**Image 3:** View of application site from St John's Church of England Primary School Sports Yard (located west of the application site).



**Image 4:** View of the rear elevation of the application site (along Elwood Street)

## 4. SUMMARY

- 4.1 The application proposes improved and enlarged facilities relating to an existing children's centre, commonly referred to as Conewood Street Children's Centre. The children's centre features a primary orientation to Conewood Street, whereby the rear of the allotment is bordered by Elwood Street.
- 4.2 The application seeks planning permission to demolish an existing single storey extension and subsequently replace with a two storey addition generally sited along the south western side of the allotment. The resultant additional floor space would equate to approximately 104 square metres. At ground floor level, the proposed extension would accommodate a sleeping corner and babies room. At first floor level, the proposed extension would provide a crèche and associated office area as well as an adult learning space and bathroom facilities.
- 4.3 The proposed extension would be contemporary in architectural style, and comprise a flat roof. The lower level would feature clay brickwork, whilst the upper level would be finished with a self cleaning, self coloured render. In addition, the windows and fenestration would be dark coloured powder coated aluminium framed double glazed units.
- 4.4 From a land use perspective, the objectives contained within the NPPF (2018) and policy DM4.12 encourage the expansion of social infrastructure to support the need of communities – this includes childcare facilities. Paragraph 94 of the NPPF (2018) specifically calls for local planning authorities to take a proactive, positive and collaborative approach to ensure that there is a sufficient choice of school places available to meet the needs of existing and new communities. This includes the need to create, expand or alter schools through the preparation of plans and decisions on applications.
- 4.5 The application site does not sit within a conservation area. The host building is not listed. The broader area can be described as an established residential setting, with varied built form character in terms of scale and architectural design. Building heights vary from single storey and up to five storeys within the vicinity.
- 4.6 The proposed extension would be orientated toward Conewood Street and therefore, would be highly visible from public views. In this regard, the design of the proposed development is considered to be of an acceptable scale that is in keeping with the existing buildings within the application site. The proposed fenestration pattern and materials as adopted, are considered appropriate and are in keeping with the visual appearance in terms of style and detailing of the existing buildings – albeit in a contemporary manner.
- 4.7 Overall, the proposed development is not considered to result in any material adverse impacts on adjoining properties with respect to noise disturbance, overlooking or loss of light.
- 4.8 The proposal is also considered acceptable in terms of inclusive design and impact on highways.
- 4.9 The application is presented to committee given the council has an interest in the site, as the children's centre is on council owned land and the applicant is a council employee.

## 5. SITE AND SURROUNDS

- 5.1 The application site is known as No. 14 Conewood Street and is located on the northern side of Conewood Street. The land is currently developed with a part single, two and three storey building and forms part of the Conewood Street Children's Centre. The host building currently accommodates the Children's Centre at ground floor level and the Islington Council's Children's Services at first floor level. Both of these services function separately, with each department comprising a separate entrance via Conewood Street.
- 5.2 The site does not fall within a Conservation Area nor is the host building listed. The topography is sloping in nature, noting a difference in levels in the order of 0.5 metres from Conewood Street to the ground level of the application site.
- 5.3 The Children's Centre provides full and part time childcare as well as children's centre services including stay and play sessions, health and family support services.
- 5.4 The Conewood Street Children's Centre is accessed from Conewood Street. An existing single storey extension to the west of the allotment accommodates a multi-use space. The applicant has submitted that the existing extension does not meet the evolving needs of the Children's Centre.
- 5.5 The site is surrounded by residential properties to the north (facing Elwood Street), east and south. To the west exists St. John's Church of England Primary School whereby the sports yard associated with the school directly abuts the application site to the west. It is noted that the surrounding residential properties vary in building height, ranging from two and three storeys, with evidence of a five storey residential developments extant along Elwood Street.



**Image 5:** Extract from Design and Access Statement illustrating surrounding building heights

**6. PROPOSAL (IN DETAIL)**

New Extension

- 6.1 The application seeks planning permission for the demolition of an existing single storey extension (91.4 square metres GIA) along the south western corner of the site and subsequent replacement with a two storey extension (195.5 square metres GIA). As such, the proposed additional floor space is approximately 104 square metres. The extension would feature a flat roof, with an overall building height of 6.4 meters as measured on the proposed elevations (refer to Drawing No. CW 012). The extension would feature a maximum width of 7.9 metres and a maximum depth of 15.5 metres. The ground floor level is setback from Conewood Street in the order of 4.6 metres, whilst the cantilevered first floor element features a reduced street setback, that is, 3.8 metres.
- 6.2 The extension is contemporary in design and would feature clay brickwork at ground floor level, whereby the upper floor would be clad in self cleaning, self coloured render. The proposed windows would be dark coloured powder coated aluminium framed double glazed units.

Accommodation

- 6.3 The proposed development would provide the existing children’s centre with new and improved facilities to allow for increased and better organised ancillary accommodation. The proposed development would provide a babies room and sleeping corner at ground floor level, and a crèche, adult learning and office space at first floor level.

**7. RELEVANT HISTORY:**

**PLANNING APPLICATIONS:**

<b>Application Number</b>	<b>Development Description</b>	<b>Decision</b>	<b>Decision Date</b>
900048	Use as a family centre including three x 2 bedroom self-contained residential units an under-fives nursery the erection of ground floor level extensions and elevational alterations	Approve with conditions	20 July 1990
P070244	Erection of single story extensions to side and rear and alterations to existing window and door openings to children’s centre	Approve with conditions	26 March 2007
P100679	Replacement of existing buildings fronting Elwood Street with larger four storey office building, plus erection of a two storey link building to existing two storey building fronting Conewood Street. Erection of a single storey sub-station to the east of the new four storey building; and installation of photovoltaic	Approve with conditions	30 July 2010

	panels and solar thermal collector, along with minor alterations, to the roof of the existing building fronting Conewood Street		
P100679(MA01)	Non material minor amendment of planning permission ref: P100679 dated 31 July 2010. The non-material minor amendment relates to the raising of the approved parapets by 1.7m on the eastern and western fourth floor terrace and second floor terrace of the building to comply with condition 4 of the planning permission.	Non-material amendment agreed	21 May 2012
P100679(MA02)	Non material minor amendment of planning permission ref: P100679 dated 31 July 2010. Minor amendment relating to the raising of the parapets on the north, south, east and west elevations of the building to discharge condition 4 (privacy screens) of the planning permission.	Withdrawn	22 June 2018

#### **ENFORCEMENT:**

- 7.1 None Relevant

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

- 7.2 Informal pre-application discussions involving meetings with council officers and design and conservation officers occurred in November 2017. Following these informal discussions, it was recommended that the design of the proposed two storey extension was acceptable in principle, subject to appropriate materiality and the provision of good quality accommodation.

#### **8. CONSULTATION**

##### **Public Consultation**

- 8.1 Letters were sent to occupants of 50 adjoining and nearby properties at Legard Road, Conewood Street, Elwood Street and Blackstock Road on 11<sup>th</sup> May 2018. A site notice was displayed on 11<sup>th</sup> May 2018. The public consultation of the application therefore expired on the 1<sup>st</sup> of June 2018, 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, one response had been received from the public with regard to the application. The response received raised the following summarised concerns (with the paragraph that provides responses to each issue indicated in brackets):

- Request that nesting boxes for swifts and house sparrows are integrated within the proposal (**paragraph 11.51**)

### **External Consultees**

8.3 None

### **Internal Consultees**

8.4 **Design and Conservation Officer** commented that there are no objections to the proposal, and considers the general design to be a positive addition to the existing building and streetscape. Whilst concerns were raised in relation to the proposed render, which is not normally considered an appropriate finish for buildings in Islington (and is discouraged by the IUDG), the specific context and high quality render suggested are deemed to be acceptable in this instance. Following, the applicant provided additional information including the specification of the render. These form the current set of application plans.

8.5 **Children, Employment and Skills Services** outlined that they are responsible for the proposed expansion and that it is managed by Children's Services. No objections are raised, including no objections to the proposed arrangement of internal accommodation including adult learning spaces on the same level as the proposed office and crèche areas.

8.6 **Accessibility Officer** raised concerns in relation to the proposal. However, following the submission of further information, there are no concerns.

8.7 **Highways Officer** raised no objections.

## **9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS & POLICIES**

9.1 Islington Council (Planning Sub Committee A), in determining the planning application has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)
- As the development is within a conservation area, the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).
- As the development is within or adjacent to a conservation area(s), the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).

- 9.2 National Planning Policy Framework (NPPF) (2018): Paragraph 11 states: 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay...'
- 9.3 At paragraph 8 the NPPF (2018) states: 'that sustainable development has an economic, social and environmental role'.
- 9.4 The 2018 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF (2018) is a material consideration and has been taken into account as part of the assessment of these proposals.
- 9.5 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.6 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.7 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
  - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.8 Members of the committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 9.9 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Development Plan**

- 9.10 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**

- 9.11 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:
- Article 4 Direction A1-A2 (Rest of Borough)

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

- 9.12 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
- Quality of accommodation
- Design and appearance
- Amenity
- Inclusive Design
- Playspace Requirement
- Highways and Transportation
- Sustainability
- Refuse facilities

### **Land-use**

- 10.2 The NPPF (2018) states that Local Planning Authorities should give great weight to the need to create, expand or alter schools and should take a positive approach to development that will widen the choice of education. This objective is furthered by Policy 3.18 of the London Plan 2016, which supports the expansion of education facilities and the enhancement of facilities for educational purposes. That is, access to adequate, affordable and high quality childcare provision plays a key role in children's development and as such, it is encouraged that children's centres continue to meet the needs of local communities.
- 10.3 The provision of additional school facilities and space is classified as provision of new social infrastructure which is also 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*'.

- 10.4 Development Management Policy DM 4.12 is very supportive of new social and community infrastructure provision, which the proposed expanded children's centre would represent. The children's centre would be expanding in order to continue to provide a valuable service in this locality, which the council would wish to support and encourage. Policy DM4.12C sets out criteria for new social infrastructure, which must:
- i. be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport;*
  - ii. provide buildings that are inclusive, accessible, flexible and which provide design and space standards which meet the needs of intended occupants;*
  - iii. be sited to maximise shared use of the facility, particularly for recreational and community uses; and*
  - iv. complement existing uses and the character of the area, and avoid adverse impacts on the amenity of surrounding uses.*
- 10.5 In terms of land use, the proposal clearly aligns with the abovementioned policy objectives. The proposed development would provide additional facilities and social infrastructure to ensure the ongoing viability of the Conewood Street Children's Centre. The proposed two storey extension would replace an existing single storey extension currently located on the south western corner of the allotment.
- 10.6 In lieu of the current class room/ multipurpose space, the proposed development would serve to accommodate a new babies room at ground floor level, crèche, adult learning space and an office area at first floor level.
- 10.7 It was confirmed by the applicant that the new building is to better accommodate current occupant levels, and would not facilitate an increase in the numbers attending the children's centre.
- 10.8 Meeting the needs of current and future demands within the facility grounds is clearly a key benefit of this proposal. The proposal is 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". Likewise, The London Plan is supportive of proposals which enhance education and skills provision, including the expansion of existing facilities.
- 10.9 Islington's Development Management Policy DM4.12 also 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. In this regard, the existing childcare centre is already an established use that benefits from convenient access to public transport alternatives including the Arsenal Underground Station and various bus routes including No's 4, 19 and 236.

- 10.10 It is noted that the proposal would result in an increased building footprint, resulting in an additional 104 square metres of floor space. However, this additional built form would not result in the loss of existing green space or external play areas, given it would be generally located on land that already comprises built form. Namely, the proposed development would serve to make more efficient use of the site area, by replacing an existing single storey extension with a two storey addition.
- 10.11 The proposal would continue to provide services associated with the existing childcare facility. From a land use perspective, the proposal clearly accords with the relevant guidance contained under Policy DM4.12.
- 10.12 Overall, given the policy objectives of providing expanded and improved facilities for educational purposes, the proposal is considered to be acceptable in land use terms and would enhance the facilities at the children's centre.

### **Quality of Accommodation**

- 10.13 Whilst there are no specific policies within the Development Plan which relate to the standard of the educational facilities, including children's centres, the Council seeks to provide a good standard of accommodation for the centre and good design is sought by policies DM2.1.
- 10.14 The proposal is considered to allow for a cohesive and educational facility for a much needed community need. It should also be noted that these facilities form part of an extension to the main and have been designed to provide a more functional and integrated space so as to result in a significant improvement over the existing situation at the children's centre.
- 10.15 At ground floor level, the proposed teaching space would have direct access to the external play area as well as convenient access to the remaining of the school via a shared kitchen area. With regard to the first floor level, the more generous floor plate is required to ensure that each room is of an adequate size.
- 10.16 It is noted that the majority of rooms have a north to south orientation – designed to maximise sunlight/ daylight access.
- 10.17 Overall, it is considered that the proposal would provide an acceptable standard of accommodation and improved facilities for the Conewood Children's Centre and is considered acceptable in this regard and would offer a much improved and needed educational provision.

### **Design and Appearance**

- 10.18 In terms of assessing the acceptability of the design of the proposal, it is important to consider the NPPF, Development Management Policies (2013) DM2.1, Islington Core Strategy Policies (2011) CS9, and the guidance found within the Urban Design Guide (UDG) 2017.
- 10.19 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'.

- 10.20 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'.
- 10.21 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.
- 10.22 Paragraphs 5.131 to 5.134 of the UDG provide general advice in relation to residential extensions. Whilst it is acknowledged that the proposal does not form a residential extension, it is considered that there are elements which are relevant to the assessment of this application and are considered to be consistent with the above policy objections. Namely, the guidance states that 'extensions and alterations 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', 'must be subordinate to the original building' and 'no higher than one full storey below eaves'. Also that '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'.
- 10.23 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, high quality contemporary contextual design, such as utilising contrasting high quality materials or a lightweight glazed form, may be more appropriate'.
- 10.24 As highlighted in the earlier sections of this report, the application site does not fall within a designated Conservation Area, nor is it a listed building.

#### Site Layout (including access routes)

- 10.25 The proposed two storey extension serves to replace an existing single storey extension on the south western side of the application site. The proposed extension does not comprise boundary built form. At ground floor level, the proposed development is setback 4.6 metres and at first floor level would feature a setback of 3.8 metres when measured from Conewood Street.
- 10.26 At ground floor level, the extension would match the existing front building line. It is noted that at first floor level, the extension would project beyond the existing principle façade in the order of 0.8 metres. However, in this context, it is considered that this design approach is acceptable, noting that the proposed development is limited to two storeys in height and is adequately setback from Conewood Street, so as to not present as visually overwhelming.
- 10.27 Along the western boundary, the proposed extension is setback 1.2 metres at ground floor level and at 0.3 metres at first floor level. The proposed development would comprise a maximum depth of 12.4 metres at ground floor level and 15.5 metres at first floor level. It is considered that that the proposed depth of the extension is not excessive, noting that the western boundary measures approximately 28 metres. In addition, adequate front and rear setbacks including garden areas and external play areas would continue to be afforded so as to provide visual relief from built form.

- 10.28 The main entrance to the building would continue to remain as per existing conditions, that is, centrally to the host building and is clearly identifiable along Conewood Street.
- 10.29 Height and massing
- 10.30 The existing children's centre comprises of a number of buildings, predominantly single and two storeys in scale, noting that the three storey component is located central to the allotment.
- 10.31 It is considered that the proposed built form, at two storeys, is of an appropriate scale in the context of the site and surrounding area, whereby the prevailing built form character features two and three storey buildings. In fact, the proposed two storey height (6.4 metres) complements the building height as visible from Conewood Street. The projecting element and different wall planes associated with the first floor level provides visual interest and articulation when viewed from the street, whereby the predominately glazed frontage provides opportunities for informal surveillance. As illustrated in the Proposed Conewood Street Elevation Drawing, the proportions of the proposed two storey building adequately references the horizontal form currently exhibited by the host building.
- 10.32 Given its siting, the proposed extension would be highly visible from public views particularly along Conewood Street. In terms of assessing the appropriateness of the two storey built form, it is considered that the siting of the proposed extension, together with the distance from nearby residential uses also forms a material consideration.
- 10.33 In this regard, the proposed development is not directly adjacent any sensitive areas including residential properties. It is noted that that the western adjoining property is currently occupied by the St. John's Church of England Primary School Sports Yard. However, along the common boundary, a high rendered brick wall (up to 2.8 metres in height) is extant, which would serve to obscure views of the proposed development, particularly at ground floor level.
- 10.34 It is considered that the proposed setbacks are acceptable such that the two storey scale as proposed would ensure that the development does not present as visually overwhelming and would not cause visual or amenity impacts to the buildings within the site or the surrounding area.



**Image 6:** Proposed front elevation

### Detail design/materials

- 10.35 The application site exists within an established residential area, the northern side of Conewood Street does not have a strong uniform character.
- 10.36 The proposed development is contemporary in architectural style. The ground floor level would present as a solid element, noting that it would be clad in clay brick. The upper level is proposed to be finished with self-cleaning, self coloured render. Whilst render is not normally considered an appropriate finish for buildings in Islington (and is discouraged by the Islington Urban Design Guide), the specific context and high quality render as suggested by the applicant are deemed to make it acceptable in this instance. Notwithstanding this, a condition would be placed on any planning permission, should one be issued, to ensure that the proposed materials are to the satisfaction of Council.
- 10.37 The proposed development has been designed to reference the general arrangement and fenestration patterns, and the language of the existing school buildings, which comprise a combination of brick and rendered surfaces. Along the flank (western) elevation, the proposal includes new windows in a random arrangement. It is noted that at ground floor level, the proposed development would be setback 1.2 metres from the common boundary. When viewed from the western side of Conewood Street, this elevation would be largely obscured by the existing high rendered brick wall along this interface.
- 10.38 Overall, the proposal is considered to be in keeping with the visual appearance of the main children's centre building and is of appropriate siting, massing and detailed design and are not considered to detract from the character and appearance of the surrounding area. The proposal would therefore accord with policies DM2.1 of the Development Management Policies (2013) and Islington Core Strategy Policies CS8 and CS9, and the guidance found within the Urban Design Guide 2017.

### Amenity

- 10.39 Policy DM2.1(x) seeks to ensure developments provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.40 The proposed development would be built opposite the St. John's Church of England Primary School Sports Yard (located to the west of the application site). The nearest residential properties to the proposal are on the opposite side of the public highway to the south (measuring 11.2 metres from the southern title boundary of the application site). It is also noted that there are residential properties along Elwood Street, located north of the proposed development (located approximately 18.4 metres from the northern boundary of the application site).
- 10.41 Having considered its proposed siting and two storey scale, within the context of the application site and adjacent to a sports yard, the proposal is not considered to result in any significant amenity issues, in terms of any loss of daylight/sunlight or outlook to these neighbouring properties.

- 10.42 In terms of the privacy impact to neighbouring properties, paragraph 2.14 of the Development Management Policies (2013) seeks to protect privacy for residential developments and existing residential properties, stating there should be a minimum distance of 18 metres between windows of habitable rooms. This does not apply across the public highway; overlooking across a public highway does not constitute an unacceptable loss of privacy.
- 10.43 In this respect, it is acknowledged that whilst there would be windows to the side (west) and rear (north) elevation of the proposal, at ground and first floor level, these windows serve a proposed sleeping corner, babies room, crèche, office and adult learning spaces. These aforementioned spaces would not be habitable rooms. In addition, as described above, the separation distance from the nearest residential properties to the north would far exceed 18 metres (when measured from window to window). Whilst the windows to the front elevation would not include any habitable rooms, overlooking across a public highway does not constitute an unacceptable loss of privacy. As such, the proposal is considered not to result in any significant overlooking issues associated with the proposal.
- 10.44 Overall, the proposal would accord with policy DM2.1 which requires development to safeguard the residential amenity to neighbouring properties.

#### **Inclusive Design and Accessibility**

- 10.45 Policy DM2.2 and the Inclusive Design SPD, seeks to ensure developments provide for ease of and versatility in use and deliver safe, legible and logical environments.
- 10.46 The Council's Inclusive Design Officer raised a number of issues with the proposal with respect to accessibility and the need to provide an inclusive environment for future users of the building. These issues included providing hand rails or turning circles for the existing DDA toilet at ground floor level, illustrating that a 1500mm turning circle outside the new platform lift can be achieved, providing gradients for the ramp and corduroy paving for the external steps to assist visually impaired people to approach the children's centre.
- 10.47 Following, the applicant provided additional information to address these concerns. Namely, it was demonstrated on the ground floor plan that handrails and turning to the existing DDA toilet and proposed first floor plan showing a 1500mm turning circle outside the new platform lift.
- 10.48 With regard the access ramp, it was noted by the applicant that the existing ramp would be retained and that the area in front of the children's centre is beyond the scope of works as part of this development scheme.
- 10.49 In terms of the tactile paving to the top of the external stairs, this has already been provided as part of existing conditions – as illustrated by the submitted photographs.
- 10.50 The Inclusive Design Officer has confirmed that the additional information has broadly addressed the concerns is therefore, the proposal would accord with policy DM2.2 and the Inclusive Design SPD.

### **Playspace Requirement**

- 10.51 Policy DM 6.1(A) states that developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well being.
- 10.52 As highlighted in earlier sections of this report, the proposed development would not facilitate an increase in the numbers attending the children's centre, but rather serve to make more efficient use of existing space to better cater for its occupants. In addition, the proposed expansion would not result in a reduction in external play areas which are conveniently accessible from the proposed teaching spaces at ground floor level.
- 10.53 Therefore, it is considered that the proposal satisfies the objectives contained at Policy DM 6.1 (A) and would continue to promote healthy environments.

### **Highways and Transportation**

- 10.54 Policy DM8.1 seeks to ensure that the design of developments, including building design and internal layout, site layout, public realm and the provision of transport infrastructure, is required to prioritise the transport needs of pedestrians, public transport users and cyclists above those of motor vehicles. In addition, this is supported by Part B of Policy DM8.5 which seeks to ensure parking will only be allowed for non-residential developments where this is essential for operational requirements and therefore integral to the nature of the business or service (e.g. car hire, Use Class B8 storage and distribution uses). In such cases, parking will only be permitted where an essential need has been demonstrated to the satisfaction of the council and where the provision of parking would not conflict with other council policies. Normal staff parking will not be considered essential and will not be permitted.
- 10.55 The site is within an area with good (PTAL 4) public transport provision. That is, the nearest bus stop to the site is located along Riversdale Road/Blackstock Road junction and includes three bus services (no's 4,19 and 236). In addition, the site is within walking distance to Arsenal Underground Station located west of the application site.
- 10.56 Policy DM8.4 seeks to ensure minor developments creating new residential and/or commercial units, and extensions of 100sqm or greater, are required to provide cycle parking in accordance Appendix 6 of the Development Management Policies (2013). However, given that the proposal would not result in increased pupil numbers, no additional cycle storage is required in this instance.
- 10.57 Overall, the proposal is considered to have an acceptable impact on the local highway network and pedestrian safety and is compliant with the Council's transport policies.

### **Sustainability**

- 10.58 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 a green roof is encouraged on the two storey flat roof part of the extension, the applicant considered that this was not feasible for a number of reasons including:
- The proposal has been designed to align with the existing building in terms of height, and therefore, the parapet level would be too low to allow for the building up of a 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.

10.59 It is acknowledged that the installation of green roofs is encouraged and would provide improved sustainability measures and improve the visual appearance of the two storey extension. However, given the above reasons, together with the small scale of the development, it is considered that in this instance, the lack of green roof would not warrant refusal.

### **Refuse**

10.60 Whilst it is acknowledged that the proposal relates to an extension to an existing children's centre building, the proposal is likely to result in an increase in refuse and recycling. As a result, a condition has been recommended to require the submission of details prior to the commencement of the development to demonstrate there would be adequate provision.

### **Other Matters**

10.61 Concerns were raised in relation to the inclusion of nesting boxes/bricks for swifts. In accordance with Policy DM6.5, the application should seek to enhance the biodiversity value of the site through wildlife friendly planting, and bird/bat boxes. As such, it is recommended that conditions are attached to any approval in relation to bird/bat boxes which could also include specific reference to a swift box/brick.

## **11. SUMMARY AND CONCLUSION**

11.1 The proposed two storey extension to provide improved facilities to the Conewood Children's Centre is considered acceptable. The provision of improved educational facilities for the existing schools is welcomed and clearly supported by planning policy.

11.2 With regard to design, the proposed extension is considered to be acceptable and will not have a detrimental impact to the character of the adjacent and nearby surrounding area and would therefore fulfil the Council's statutory duty requirements (s72(1)).

11.3 The proposal is also considered to be acceptable in terms of the Council's objectives on sustainability and inclusive design.

11.4 The amenity of neighbouring residents will not be materially harmed due to appropriate siting, scale and separation distances. In addition, the proposal is not considered to result in a detrimental impact to either pedestrians or vehicles using the surrounding local highway network.

## **Conclusion**

- 11.5 It is recommended that planning permission be granted subject to conditions 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>
	<p>3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5)</p>
<b>2</b>	<b>Approved plans list</b>
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and Access Statement prepared by Islington Architects dated July 2018; Site Location Plan (CW 001); Site Layout (CW 002); Existing Ground Floor (CW 003); Existing Roof Plan (CW 004); Existing Sections (CW005); Existing Elevations (CW 006); Proposed Site Layout (CW 008); Proposed Ground Floor (CW 009); Proposed First Floor and Roof Plan (CW 010); Proposed Conewood Street Elevation (CW 011); Proposed Elevations (CW 012); Proposed Sections (CW 013); Proposed Sections C-C, D-D, E-E (CW 014); Perspective Views (CW 015)</p> <p>Additional Information to address Inclusive Design Requirements: Site Survey and Ground Floor Plan (5300); Proposed Ground Floor Plan (CW009); Proposed First and Roof Plan (CW 010) (Photo of Ramp);</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Materials</b>
	<p>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.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>
<b>4</b>	<b>Refuse</b>
	<p>CONDITION: Prior to the commencement of the hereby approved development, details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained thereafter into perpetuity.</p> <p>REASON: To provide adequate refuse and recycling.</p>

<b>5</b>	<b>Bird boxes</b>
	<p>CONDITION: Prior to the commencement of the hereby approved development Detailed plans and locations and numbers of final bird boxes shall be submitted and approved in writing by the Local Planning Authority. The details shall include information an investigation of the most suitable location and shall include nesting location and boxes for swifts. The approved details shall be implemented in full and retained thereafter into perpetuity.</p> <p>REASON: To provide suitable nesting locations in accordance with the Council's biodiversity objectives.</p>

## **APPENDIX 2: RELEVANT POLICIES**

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

### **1. National Guidance**

The National Planning Policy Framework 2018 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

#### **A) The London Plan 2016 - Spatial Development Strategy for Greater London**

Policy 5.3 Sustainable design and construction  
Policy 7.4 Local Character  
Policy 7.6 Architecture

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

##### Strategic Policies

Policy CS 8 – Enhancing Islington’s character  
Policy CS 9 - Protecting and enhancing Islington’s built and historic environment  
Policy CS 10 – Sustainable Design

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

- Policy DM2.1 – Design
- Policy DM2.2 – Inclusive Design
- Policy DM4.12 – Social and strategic infrastructure and cultural facilities
- Policy DM6.1 – Healthy development
- Policy DM6.5 – Landscaping, trees and biodiversity
- Policy DM8.2 – Managing transport impacts
- Policy DM8.4 - Walking and cycling
- Policy DM8.5 - Vehicle parking

### **3. Designations**

Article 4 Direction A1-A2 (Rest of Borough)

### **4. SPD/SPGS**

**Islington Local Development Plan**  
Urban Design Guide 2017

**London Plan**  
Sustainable Design and Construction