



PLANNING COMMITTEE REPORT

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

PLANNING SUB- COMMITTEE A		
Date:	9 th October 2014	NON-EXEMPT

Application number	P2014/2193/FUL
Application type	Householder application
Conservation area	Calabria Road Conservation Area
Licensing Implications	None
Site Address	71 Calabria Road London N5 1HX
Proposal	Excavation of basement to provide additional living space including formation of front light well and rear light well, erection of rear dormer roof extension, modifications to existing two storey rear return by raising height of roof and reducing size of first floor roof terrace, together with part single, part two storey (lower ground and ground level) rear extension with associated works (lower ground court yard and external steps from lower ground to existing garden level).

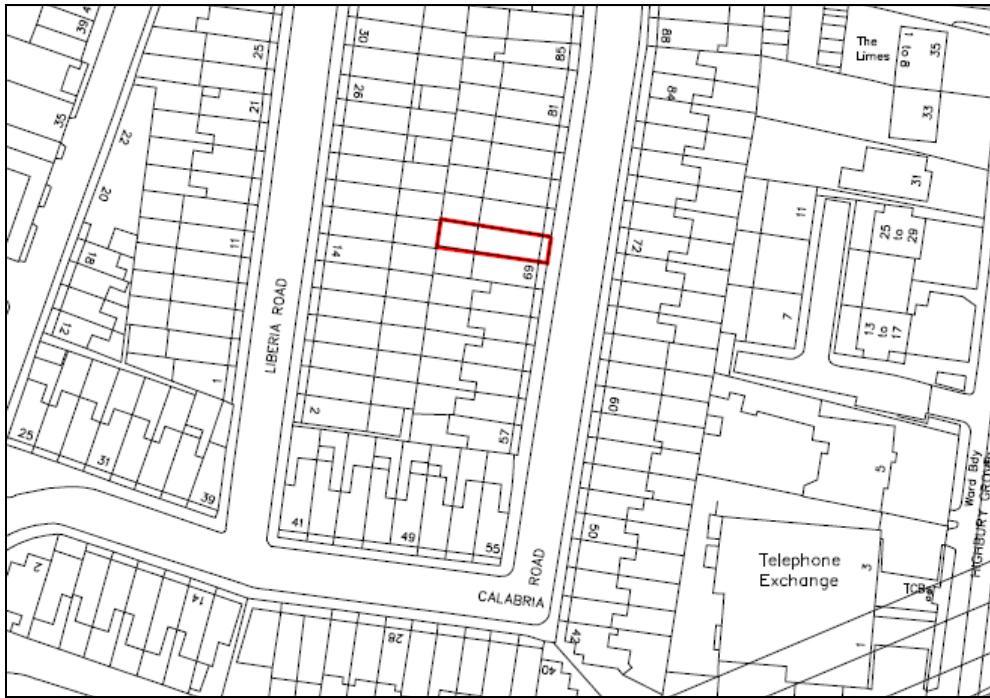
Case Officer	Eoin Concannon
Applicant	Mr Nicholas Sanders
Agent	Ibbotson Architects

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1

2. SITE PLAN (OUTLINED IN RED)



3. PHOTOS OF SITE/STREET



Photo 1: Aerial view of Calabria Road



Photo 2: Aerial view to rear of Calabria Road



Photo 3: Existing front elevations along Calabria Road



Photo 4: Existing front boundary wall and tiling



Photo 5: Corner property No.55 Calabria Road which received planning permission P122193 and has constructed front lightwell with new boundary frontage.



Photo 5: Rear elevation of application site **Photo 6:** Existing dormers Calabria Road

4. SUMMARY

- 4.1 The application seeks permission for the excavation of basement to provide additional living space including formation of front light well and rear light well. It also seeks permission for rear dormer roof extension and demolition of existing ground floor extension and replacement with single storey extension together with raising of height of existing return and modifications to the first floor roof terrace.
- 4.2 The main considerations are the impact of the development on the character and appearance of the area, as well as the residential amenity of the neighbouring occupiers. Both drainage and landscaping issues are also considered as part of the assessment.
- 4.3 The proposed excavation works to form basement area is acceptable and would not cause detrimental harm to the character and appearance of the surrounding area. Presently there is no policy restrictions on lower ground basement and although there are no existing lightwells in this row of terrace, a recent construction at No.55 Calabria Road (Planning ref. P122193) shows that a lightwell can be incorporated to the front without any detrimental impact on the character and appearance of the street.
- 4.4 To the rear, the dormer extension would appear subordinate within the roofslope; while the raising of the two storey rear return by 200mm would not cause a significant impact on the symmetrical design of the terrace to merit refusal. As there is already an existing balcony and the works proposed would involve this balcony's overall size, the sole consideration on this element would involve securing acceptable materials which a condition on this matter is recommended. Both ground and lower ground lightwell given their position would not have a detrimental impact on the Conservation Area.
- 4.5 It is also considered that the proposal would not lead to a loss of amenity to any neighbouring properties. The positioning of the lightwells would not cause any planning amenity concerns. The excavation works would be subject to complying with other regulations outside the realms of the planning system including the building regulations and the Party Wall Act. At upper floor levels, there is presently a degree of overlooking between the properties along Liberia Road and Calabria Road. The reduction in size of the roof terrace would in fact reduce this overlooking given the location of planting along the roof terrace edge.
- 4.6 As such, the revised application is considered acceptable and recommended for approval.

5. SITE AND SURROUNDING

- 5.1 The application site is situated on the west side of Calabria Road and comprises a three storey mid terrace family dwelling with an original projecting two storey rear return. Calabria Road is a very long street that intersects onto Baalbeec Road to the north and bends around to Corsica Street to the south west.

- 5.2 Its prevalent character is residential in nature with the terrace style housing the predominant house type. The terrace dwellings along the southern and eastern side of the road are slightly different in design to the application site with original lower ground lightwells incorporated into finish.
- 5.3 The application property is not a listed building however it does lie with Calabria Conservation Area. This Conservation Area is noted for its highly detailed and ornate, red brick houses with good decorative details including cast iron railings, bay windows and tiled entrances.

6. Proposal (in Detail)

- 6.1 The application seeks planning permission for the excavation of basement including lightwells to the front and rear of the property. The front lightwell would be set behind a new boundary treatment comprising dwarf red brick wall with railings above (maximum height 1 metre).
- 6.2 At basement level, a bay window finish would match the design of the upper levels with a red brick finish. A side railing (1 metre high) between the front boundary wall and main entrance would segregate the front light well from the ground level forecourt with a new tiled surface in front of main entrance door.
- 6.3 It is also proposed to erect a dormer window within rear roof slope. The dormer window would be centrally positioned set in 1 metres from each sides as well as set down and up from the ridge and eaves line. It would measure approximately 2.8 metres wide, 1.5 metres height and 2.5 metres deep. It would served by a metallic window with zinc coated material to the sides and roof.
- 6.4 The two storey outrigger would be raised by 200mm with a new screening proposed (slatted cedar gardening) for the existing balcony. This balcony would be reduced in size with the inclusion of planter boxes on the outer section of the terrace and along the flank. At lower and ground floor level, the proposal would demolish the existing single storey rear lean-to and replace with single storey extension with light well providing access from basement along the boundary with No.73 Calabria Road. This extension would wrap around the outrigger extending 1.5 metre out into garden.

7 RELEVANT HISTORY

Planning Applications:

- 7.1 **P122193: 53 & 55, Calabria Road** Erection of a single storey rear infill extension, enlargement of existing 2nd floor part width rear extension, erection of rear dormer, basement excavation and extension, associated front lightwell, alteration to side boundary wall and metal railings and installation of metal railings to front boundary of both 53 and 55 Calabria Road. **(Approved 11/12/12)**
- 7.2 **P2013/2975/FUL: 89 Calabria Road** Construction of a rear dormer. **(Approved 25/11/12)**

Enforcement:

7.3 None

Pre- Application Advice:

7.4 **Q2013/4783/HH** – Pre-application in relation formation of front lightwell and the erection of single storey rear extension together with rear dormer roof conversion. **(Principle acceptable subject to details)**

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties on the 16th July 2014. A site notice was also displayed and advert placed in the local paper. The public consultation of the application therefore expired on 14th August 2014 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 the writing of this report, there was 6 letters of objection and 4 letters of support for the application. The following objection issues were raised (and the paragraph numbers responding to the issues in brackets).

Lightwell/basement

- Concerns raised regarding impact the lightwell would have on the street scene and the Conservation Area which would change the character and appearance of the street scene. (10.6-10.14)
- The terrace in its present form has uniformity and the lightwell would damage this appearance. The gardens to the front are modest in size and this would go against the design guideline. (10.6-10.14)
- A basement with front lightwell would neither preserve nor enhance the appearance of the terrace and therefore permission should not be given as it would contravene. (10.6-10.14)
- Party wall/structural issues from the development of basement (10.41)
- The previous planning decision at No.55 Calabria Road should not take a precedent as different terrace and end of terrace property. The deep front lightwell and boundary treatment at No.55 is no longer in keeping with the general character. (10.9-10.11)
- Drainage issues from the deep excavation works. (10.38-10.40)
- Construction works and interference during these works. (10.41-10.43)
- Impact the extension would have on the street tree along the street. (10.35-10.36)

Roof Terrace

- Loss of privacy and loss of light (10.32-10.35)
- The existing roof is not an established terrace. The low level railing installed 3 decades ago would now require planning consent. (10.23-10.26)
- The raising of the roof and screening would impact on neighbours amenity (10.31-10.32)

Dormer Window

- Concerns raised regarding overlooking from dormer window. (10.34)

Internal consultees

- 8.3 **Design & Conservation:** The Design Officer has raised concerns over the lightwell to the front and rear dormer. The lightwell is not a common feature to the front of these properties. Materials for the balustrade should also be more traditional. The single storey element should not wrapped around but acceptable in principle. The materials of the single storey extension should also be more traditional.

9. REVELANT POLICIES

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

National Guidance

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

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.3 The relevant SPGs and/or SPDs are listed in Appendix 2.

10. ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Principle of the development (basement extension);
- Impact of the development on the character and appearance of the existing dwelling and Calabria Conservation Area
- Impact of the development on the residential amenities of the neighbouring occupiers;
- Landscaping, trees and biodiversity;
- Sustainability and drainage issues
- Other issues.

Principle of the development

10.2 The site is situated within a residential area and involves an extension to an existing residential dwelling. Presently, there is no specific policy however the IDUG provides guidance on basements in para 2.4.6. Furthermore, the proposal would be assessed on the Development Management Policies.

10.3 The site is situated within a residential area and involves an extension to an existing residential dwelling. Presently, there is no specific policy however the IDUG provides guidance on basements in para 2.4.6. Furthermore, the proposal would be assessed on the Development Management Policies.

10.4 Section 2.4.6-2.6.6 (Basement Extensions) of the Islington Urban Design Guide do provide guidance and states that basements 'can potentially increase the overall floor area of a building with little impact upon the external appearance of a residential terrace' and it is considered that this has been achieved in this instance.

10.5 The UDGs also state that '*basement excavations can be unsympathetic to the original frontage if they involve the loss of a verdant front garden*', however there would be no loss of verdant front garden in this case. The existing frontage comprises modern tiling which is enclosed by concrete dwarf wall. Neither of these elements would be traditional original features of the property and as such the principle of the basement would be acceptable subject to the design not having a detrimental impact on the Conservation Area. This would be assessed within the next section.

10.6 It is acknowledged that during the construction period, particularly with regard to basement excavation, there will be some disruption. However, the Control of Pollution Act deal with noise during construction and controls the hours of construction. The Party Wall deals with civil matters between landowners and the impact on buildings adjacent to or on the Party Walls.

Impact of the development on the character and appearance of the existing dwelling and Calabria Conservation Area

- 10.7 There are several elements to the proposed application including
- The creation of lower basement including front and rear lightwells
 - Rear dormer extension
 - Single storey rear extension and raising of wall to existing outrigger
 - Modifications to existing second floor balcony.

Each of these issues will be addressed below.

The creation of lower basement including front and rear lightwells

- 10.8 The Urban Design Guide supports basement extensions where it would not involve a loss of verdant garden. The Calabria Conservation Guidance also has no specific restrictions on the creation of basement area. The guidance note does refer to demolition of front boundary walls which it would not allow unless the replacement would improve the Conservation Area. The boundary wall would be replaced with a treatment which would be more traditional to the street and this part of the scheme is considered acceptable.
- 10.9 The front lightwell would contain a bay window feature at basement level that match and aligns with the appearance of the fenestration at ground and first floor level. As such, the overall design of the lightwell would be sympathetic to the existing façade with a similar matching appearance at basement level. Although, there are no lightwells on this immediate stretch of the existing terrace, the residential properties to the south of Calabria Road (Nos 2-40) all contain lower ground lightwells. While these are of different design, it is noted that front lightwells are not an uncommon characteristic in the area.
- 10.10 Whilst the Design Officer has raised concern about the front lightwell and it not being a common feature within this row of terrace as a whole and there are no immediate examples on either side of the application property, a recent planning approval at No.55 Calabria Road (Planning reference P122193) has been implemented for a similar lightwell development. Furthermore as indicated the original lightwells exist to the south of the site.
- 10.11 As shown in photo 5, this existing front lightwell at No.55 Calabria is not immediately visible from the street due to the to the boundary treatment comprising a dwarf wall and railings. This design is similar in appearance to the application site with a lower bay window matching the upper floors. The lack of depth to the front garden contributes to reducing its overall visibility, as the front lightwell would be situated in close proximity to the boundary treatment with limited separation.

- 10.12 Given the existence of a similar style lightwell at No.55 Calabria Road (which has limited visual impact) and the fact that the proposal complies with IUDG guidance, it is considered that the proposal would not have a detrimental impact on the Conservation Area. This is due to its subterranean position and the lack of visibility along the street. In terms of accepting the design of the lower ground, it is recommended that details of the boundary treatment be secured by condition in order to ensure the treatment provide sufficient screening of the lower ground floor.
- 10.13 To the rear, the proposed excavation works along the northern flank to create a lower ground lightwell is acceptable in principle due to the overall size of the garden. It would not lead to a substantial loss of garden space in the context of the application site nor would it be visible from a public viewpoint. As this element would be situated at lower ground, it would also not detract from the overall design and appearance of the rear elevation.
- 10.14 As such, both front and rear lightwell and the excavation of the basement to create habitable accommodation are considered acceptable and would not detract from the overall character and appearance of the Conservation Area subject to condition.

Rear dormer extension

- 10.15 Following a site inspection, there are many examples of dormers along Calabria Road and also along the street facing onto the application site from Liberia Road. Furthermore, a recent planning approval at No.89 Calabria Road (P2013/2975/FUL) was approved by Committee (October 2013) following a recommendation by the Planning Officer for refusal on the basis of an unaltered roofline.
- 10.16 Notwithstanding the Design Officer's concerns in respect to unaltered rooflines, the principle of the dormer extensions has been established on this row, the argument that the dormer would sit on a unaltered roofline would not justify a reason for refusing the application on these grounds. It would therefore be important to secure a quality design to the dormer.
- 10.17 The Conservation Area Guidelines includes special roof policies and provides guidance in relation to rear roof extensions which generally relate to the size and positioning of the dormer.
- 10.18 The Conservation Area Design Guidelines state:

'...alterations to rear roofs will be allowed, including projecting dormers where:

- A. they are lower than the main ridge and do not raise the overall height of the roof;*
- B. they are set back from the rear wall by no less than 500mm;*
- C. they are not full width and are set in by an average of one metre from each party wall, retaining the original roof slope either side;*
- D. the scale of the windows and glazing pattern are sympathetic to the main rear elevation;*

E. the materials are sympathetic to the existing roof covering.'

10.19 The proposed would meet the criteria set out in the design guideline and would be situated centrally within the roof slope. Its overall size and position would appear subordinate and sympathetic within the rear roof slope. As such, this element of the proposal would be acceptable and generally conforms with the design guidelines.

Single storey rear extension and raising of wall to existing outrigger

10.20 The proposed lean-to extension to the rear is not original and its removal is acceptable in principle. The Urban Design Guide supports single storey rear extension so far as sufficient garden space is retained to the rear and there is no detrimental impact on the neighbouring properties amenity space.

10.21 The single storey extension would be situated between the flank of existing outrigger and would wrap around bringing the extension 1.5 metres into the rear garden. It would not extend further into the rear garden than the existing outhouse building. The basement level would extend under this section with a small lightwell and external steps situated along the boundary with No.73 Calabria Road.

10.22 Although the proposed extension is contemporary in style, given its lower ground position, it would not detract from the overall appearance of the building. There are many larger extensions within the vicinity including a double storey full width extension at No.20 Liberia Road and the design would appear sympathetic to the main building. Given that 30 square metres of garden area would be retained and the extension would project onto permeable paving, it would be acceptable in this instance.

10.23 In regard the 200mm height increase to the two storey outrigger, this would not cause a significant impact on the rear elevation to merit a refusal. There is no set rhythm or uniform design to the existing outriggers along the terrace row. Many have been altered with additional builds or adopted roof terraces above the existing flat roofs. A similar height increase has occurred at No. 75 Calabria Road. Given the variation along the upper floor outriggers and the lack of symmetrical design, the 200mm increase in brick height would be acceptable in this instance. It is recommended that a condition be place in regard the materials to be used to match the existing London stock brick.

Modifications to existing second floor balcony

10.24 An objection received had queried whether the balcony can be classed as existing given that it's not presently utilised for this function. Notwithstanding this, the site inspection confirmed that there is a roof terrace above the existing outrigger with access from the 2nd floor door on the main rear wall. As it has existed for over 4 years, it is now considered a lawful development and the principle of the roof terrace is therefore established.

- 10.25 The terrace includes a 1980's style balustrade with patio tiling which appears outdated in its current form. The proposed works would involve reducing the floor space of the terrace and creating a contemporary urban garden with additional planters along the sides and rear perimeter. Concerns have been raised by the Design Officer in regard to the use of cedar slatted balustrade around the boundary. This type of material would not be appropriate and it is recommended a condition be attached requiring either frameless glass balustrade or a more traditional black metal balustrade be submitted prior to commencement of the development. Either of these materials would have a reduced visual impact to that of the proposed cedar slatted.
- 10.26 The inclusion of planters and landscaping at upper floor level would improve the level landscaping contributing to the aesthetics and biodiversity of the scheme. On the basis of securing satisfactory materials through condition, the modification to the roof terrace are considered acceptable from a design perspective. Considerations on amenity will be considered further into the report.

Conclusion of the proposal impact on character & appearance of dwelling and CA.

- 10.27 Overall, the works proposed would not have a detrimental impact on the existing building or the character and appearance of Calabria Conservation Area to merit a refusal.
- 10.28 The comments raised by the objectors have been noted in regard to the basement and the lack of a precedent. However, as discussed, there are no policy restrictions on basement extension at present. Having examined the existing basement at No.55 Calabria on site, given the close proximity of the boundary to the site, the lightwell would have a neutral impact on the existing building and Conservation Area. It would not jeopardise the character and appearance of the terrace. This however, would be subject to a well designed boundary wall and railings which it is recommended to be secured by condition.
- 10.29 To the rear, the proposed works have been considered acceptable given the existing building and the surrounding developments. Each element would not detract from the overall appearance of the building and would appear sympathetic in design.
- 10.30 As such, the proposed external alterations would not cause harm to existing dwelling, the visual amenity or the setting of heritage assets (Calabria Conservation Area) and therefore complies with CS policies 8 & 9, and DM policies DM2.1, DM2.3, & Islington's Urban Design Guidance 2006.

Impact of the development on the residential amenities of the neighbouring occupiers

- 10.31 Policy DM2.1 of the Development Management Policies Plan states that 'developments are required to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.'
- 10.32 Concerns have been raised regarding overlooking from the additional dormer and terrace at second floor level. With regard the roof terrace, this would involve alteration to an existing amenity space. The proposed alteration would reduce the level of overlooking than the present arrangement with the use of planters along the edge of the roof. This reduces the size of usable terrace towards the centre of the roof. It is also proposed to use screening to reduce its impact on the surrounding neighbours. As indicated earlier in the report, it is recommended that the materials be secured by condition.
- 10.33 Given, the screening measures, the reduction in the size of the terrace and the fact the current terrace has a greater level of overlooking than what is proposed, a reason for refusal could not be substantiated on the loss of amenity of surrounding residents from the terrace.
- 10.34 Further concerns have been raised in regard the dormer extension which would be set into the main rear roof slope. Currently, there is several rear dormers on the rear elevations on Liberia Road that project onto the application site. The subject dormer would be set in from the eaves and approximately 13 metres from the rear site boundary wall with a further 6/7 metres to the rear walls of the Nos. 16 & 18 to which it projects onto. This would be over 18 metres which is sufficient distance to address overlooking concerns.
- 10.35 It is considered that the remaining elements (basement, ground floor rear extension) would not infringe on the neighbours outlook, daylight or sunlight. There would be no overlooking or overbearing impact from the rear extensions. The additional basement element would be situated at subterranean level and therefore would not cause any additional amenity issues. Overall, the proposed development would not harm the residential amenities enjoyed by the occupiers of neighbouring properties and is in accordance with policy DM2.1 (Design) of the Development Management Policies Plan 2013.

Landscaping & Biodiversity

- 10.36 Policy DM6.5 (Landscaping, trees and biodiversity) states that developments should minimise any impacts on trees, shrubs and other significant vegetation. There is an existing cherry tree situated to the front of the property. The Tree Officer has been consulted and following the submission of an arboricultural report, it would appear the works have minimal impact on the tree. Based on complying with the details of this report, it would not cause any impact on the existing tree.

10.37 The proposed development is acceptable with regard to landscaping and trees and is in accordance with policy 7.21 (Trees and Woodlands) of the London Plan 2011 and policies DM2.1 (Design) and DM6.5 (Landscaping, trees and biodiversity) of the Development Management Policies 2013.

Sustainability and drainage issues

10.38 The proposal would involve substantial excavation works to accommodate a new basement level. This would increase the level of hard surfacing to the rear of the site. The front lightwells would be positioned on previously concreted area and therefore would not contribute to increase surface water to the front.

10.39 The plans submitted illustrate the use of permeable paving within the rear garden. This measure would control surface water run off and contribute to sustainable urban drainage (SUDS) measures.

10.40 As such, the proposal subject to condition would comply with policy DM6.6 of the Development Management Policies 2013.

Other issues

10.41 The objections received raised other concerns related to the proposed development including

- Structural Concerns
- Other legislation

10.42 Structural considerations would fall within the realms of Building Act and Party Wall Act and are dealt with under this legislation. An informative can be attached informing the applicant of the need to comply with other legislations outside the realms of the planning legislation.

10.43 The representations received also refer to complying with other legislation such as Control of Pollution Act 1974, Environmental Protection Act 1990 and Noise Emission in the Environment by Equipment for use outdoor. These would be outside planning control. The proposed works would involve a short term construction period. Given the size and scale of the development, it would not be necessary to place a construction management condition. Any construction generated noise outside the normal working hours can be dealt with by the Council's Pollution Control team powers.

11. SUMMARY AND CONCLUSION

11.1 The proposed development is acceptable. The proposed development would cause to the existing dwelling or the surrounding street scene. It would not lead to an adverse impact on neighbours' amenity and subject to suitable sustainable urban drainage measures would not lead to drainage issues.

11.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

	Commencement (Compliance)
1	<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>
	Approved Plans List: (Compliance)
2	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: (PL 101 00, PL 101 01 Rev P1, PL 101 02 Rev P1, PL 101 03 Rev P1, PL 101 04, PL 102 01, PL 102 02, PL 102 03, PL 103 01 P1, PL 103 01 P1, PL 103 02, PL 600 01, Design & Access Statement Revision A), Arboricultural Report (Ref,APA/AP/2014/163) dated 18 Sept 2014)</p>
	Materials
3	<p>CONDITION: Notwithstanding the plans hereby approved, no permission is granted for the cedar slatted material on the single storey ground floor extension and the second floor balcony.</p> <p>Detailed drawings and samples indicating</p> <ul style="list-style-type: none"> • a frameless glass balustrade or a traditional black metal balustrade to be on balustrade (second floor) • and traditional matching brick/ render on ground floor extension <p>shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
	Boundary Treatment
4	<p>CONDITION: Detailed drawings at scale 1:10 or similar in respect of the following, shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing on site:</p>

	<p>Front and side boundary metal railings.</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
5	<p>Sash window to match (compliance)</p> <p>CONDITION: The new sash on first floor rear elevation shall accurately replicate the surviving historic windows in terms of material, profile, reveal depth and detailing. The windows shall be painted timber, double-hung sash windows without horns, with a slim profile and narrow integral glazing bars with a putty finish.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
6	<p>Boundary Tree</p> <p>CONDITION: The front excavation works to be undertaken in proximity to the front boundary tree shall be carried out in accordance to the detailing included within the Arboricultural Report ref. APA/AP/2014/163. If the front cherry tree is damage/removed during the construction works, a replacement tree shall be planted within twelve months. The position, size and species of the replacement tree are to be agreed in writing by the local planning authority prior to planting taking place. Details of soil preparation, staking, irrigation and maintenance of the tree are also to be agreed in writing by the local planning authority prior to planting taking place.</p> <p>REASON: To ensure the long term survival of the cherry tree and the continued amenity and environmental benefits provided by the tree.</p>

List of Informatives:

	Positive statement
1.	<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>

	Other legislation
2.	You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations & the Party Wall etc. Act 1996 ("the Act").
	Ancillary Use
3.	You are reminded that the basement area would need to be used as an ancillary living space to the existing residential dwelling. A conversion to a separate residential unit or commercial space would need the benefit of planning permission.
	Construction hours
4.	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations as well as Environment Health Regulations.</p> <p>Any construction works should take place within normal working day. The Pollution Control department lists the normal operating times below.</p> <p>Delivery and operating times - the usual arrangements for noisy works are</p> <ol style="list-style-type: none"> 1. 8am –6pm Monday to Friday, 2. 8am – 1pm Saturdays; 3. no noisy work on Sundays or Public Holidays (unless by prior agreement in special circumstances)

APPENDIX 2: RELEVANT POLICIES

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

1 National Guidance

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

2. Development Plan

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

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

1 Context and strategy

Policy 1.1 (Delivering the strategic vision and objectives for London)

Policy 7.4 (Local character)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage Assets and archaeology)

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

Design and Heritage

Policy DM2.1 (Design)

Policy DM2.3 (Heritage)

Health and open space

Policy DM6.5 (Landscaping, trees and biodiversity)

Policy DM6.6 (Flood Prevention)

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

The following SPGs and/or SPDs are relevant:

- Islington Urban Design Guide 2006
- Calabria Conservation Area Guidance Note
- Inclusive landscape design