

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:	2 nd December 2014	NON-EXEMPT

Application number	P2014/2536/FUL
Application type	Full Planning Application
Ward	Barnsbury Ward
Listed building	Shopfront Locally Listed
Conservation area	None
Development Plan Context	<ul style="list-style-type: none">- Barnsbury Conservation Area- Locally Listed Building- Mayors Protected Vista
Licensing Implications	none
Site Address	24 Thornhill Road, London, N1 1HW
Proposal	Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace.

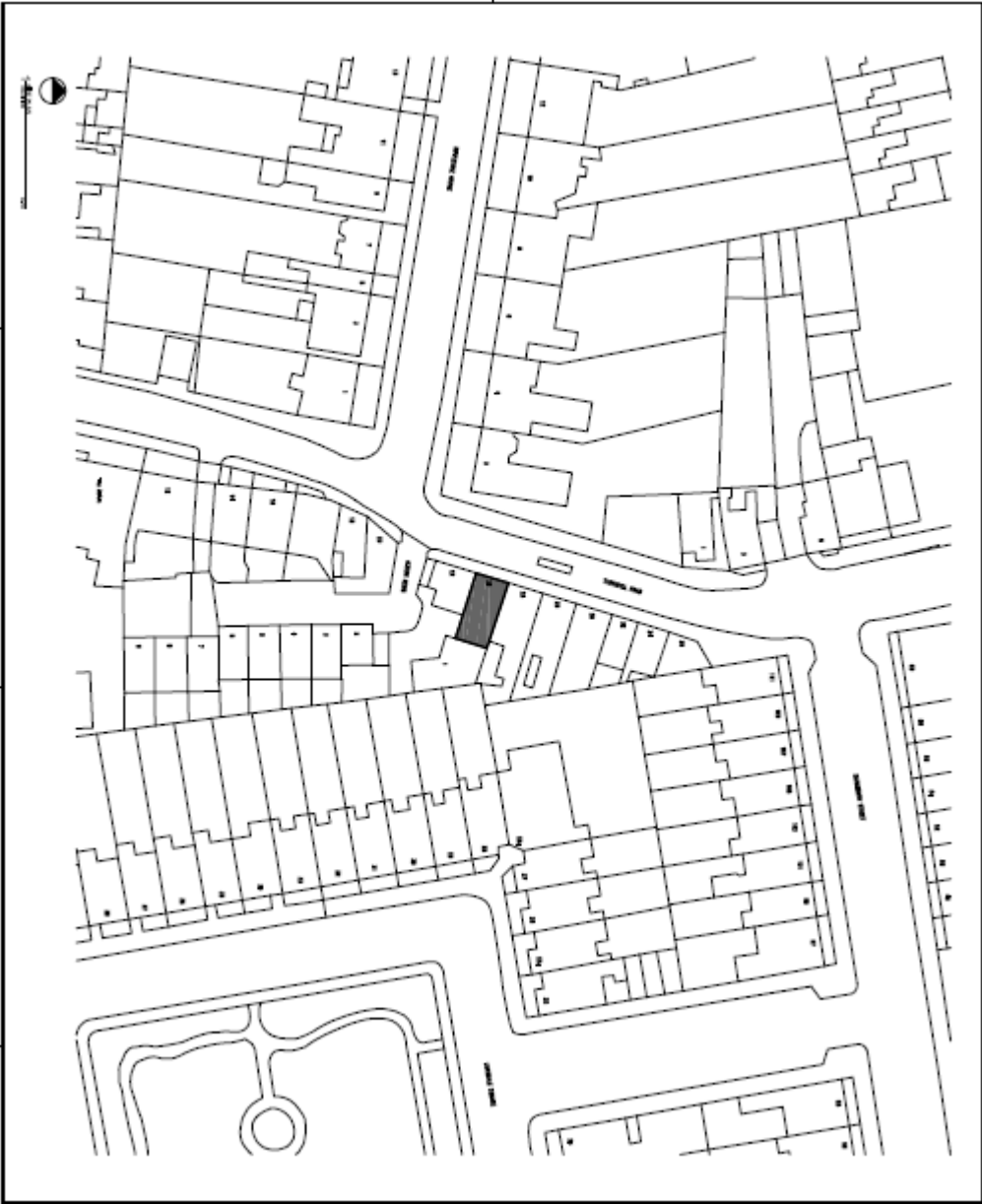
Case Officer	Joe Aggar
Applicant	Jonas Upton-Hansen
Agent	Jonas Upton-Hansen

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 (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: Aerial view



Image 2: View from Albion Mews



Image 3: View looking north along Thornhill Road from Ripplevale Grove



Image 4: View looking south along Thornhill Road



Image 4: 24 Thornhill Road

4 SUMMARY

- 4.1 Planning permission is sought for replacement of existing red tile mansard roof with brick clad roof extension. The proposed roof extension will align with the adjacent property. The roof terrace will be enlarged with the removal of the monopitched roof. Alterations are also proposed to the south west elevation to bring the first floor level in line with the footprint of the ground floor. At ground, first and second floor timber of the south west elevation timber sash windows are proposed.
- 4.2 The proposed roof extension, side extension and associated alterations would not detract from the character and appearance of the application property and wider terrace and would not detrimentally impact upon neighbour amenity.
- 4.3 The application is therefore recommended for approval subject to conditions.

5 SITE AND SURROUNDING

- 5.1 The site is located on the eastern side of Thornhill Road. The property is in use as a single family dwelling. The property consists of a Locally listed shopfront, all timber frontage with two bay windows above and parapet cornice.
- 5.2 The property is located towards the end of terrace and is two storeys in height with a set back roof addition.

5.3 The properties surrounding the site on Thornhill Road comprise of traditional Victorian terraces, two storeys in height, some of which have been converted to residential use at ground floor. The immediate area is predominantly residential in character.

5.4 The site is located within a Conservation Area. The shopfront is locally listed.

6 PROPOSAL (in Detail)

6.1 The proposal consists of the replacement of existing red tile mansard roof addition with brick clad roof extension. This would incorporate a new stairway to access at roof level also. The roof terrace would be extended as a result of the mono pitched roof being removed. The south west elevation at first floor level would be extended to cover the ground floor footprint of the building. Timber sash windows are proposed at ground, first and second floors to the south west elevation plus a full height off centre window to the west elevation at second floor level.

6.2 The application has been referred to the planning sub-committee due to the level objections received.

7 RELEVANT HISTORY

PLANNING APPLICATIONS

7.1 P2014/1504/FUL - A general refurbishment and alterations to the property including amendments to the rear elevation and fenestration and alterations to the existing roof extension to align with adjacent property, and including replacement of red tiles with slate. Withdrawn by applicant.

7.2 P040470 - Change of use from retail (ground floor) to single family dwelling, including proposed rear roof extension with roof terrace. Approved 24/04/2004.

7.3 P030071 - Raising roof level to accommodate extra room, including provision of rear dormer and creation of roof terrace. Refused 26/02/2003.

PRE APPLICATION ADVICE

7.4 None

ENFORCEMENT:

7.5 No history.

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of adjoining and nearby properties on the 23/07/2014. A site and press advert was also released. These expired on the 13/08/2014. At the time of the writing of this report 14 responses had been received from the public with regard to the application. A further period of consultation was carried out which commenced on the 07/11/2014 due to an omission in the description. This consultation period expired on the 21/11/2014. Members will be updated at committee of any additional responses received. The issues raised can be

summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).

- dominate the mews (10.2-10.12)
- loss of amenity, privacy (10.13-16)
- access for the proposed works (10.17-10.21)
- impact on the setting on the Grade II* properties on Lonsdale Square (10.21)
- inappropriate design and materials (10.2-10.12)
- out of scale with the existing house (10.2-10.12)
- light pollution (10.17-10.21)
- increase volume and overshadowing (10.17-
- detrimental to views (10.17-10.21)

Internal Consultees

- 8.4 The Design and Conservation Officer has objected to the application. Their concerns can be summarised as follows:
- Replacement of roof extension is acceptable in principle however replacement should be of a conventional roof extension
 - negative impact on locally listed building
 - over dominant and incongruous
 - contrary to CADG

External Consultees

- 8.5 None

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.

Development Plan

- 9.3 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)

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

10 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Character and appearance of the Conservation Area
- Neighbouring Amenity

Character and Appearance of the Conservation Area

- 10.2 The property is part of a Georgian terrace in a residential street within the Barnsbury Conservation Area. The terrace within which the property is situated does not reflect the prevalent characteristics of the Conservation Area being adjacent to the footway and not possessing the same degree of consistent design with alterations having already been undertaken to the properties, including the roof addition at 18 Thornhill Road. To the rear there is also a modern style residential development fronting Albion Mews.
- 10.3 There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The aim of this duty is reflected in Policy CS9 of Islington's Core Strategy (CS).
- 10.4 The property is not statutorily listed. The shopfront is locally listed and whilst this affords it no statutory protection, this indicates the historical importance of this part of the building. The local listing does not cover the whole building.
- 10.5 The rooflines of streets within the conservation area, particularly within a terrace, are recognised as a major component of its character. The Urban Design Guide seeks to protect the integrity of roof lines where they are largely unbroken, and the number, age, and extent of roof alterations, along with the length of terraces are all considerations in determining the appropriateness of new additions.
- 10.6 The current roof addition was granted in 2004. It consists of a red tiled unconventional mansard roof with front roof terrace and access stairway. The proposal seeks its replacement together with associated glazed access stairway. Considering the existing arrangement at this level the principle of a replacement is seen as acceptable.
- 10.7 The CADG indicates that, with the exception of buildings within Schedule 10.2, roof extensions visible from any street level or public area will not be permitted. The property is not one of the identified buildings. In terms of the likely visual impact, the extension replaces an existing roof addition and would be hidden by the parapet to the front and would not be visible from publicly-accessible land. The proposal would not be out of keeping with the host building or disrupt the line of the terrace and that it would not conflict with the objectives of the CADG.
- 10.8 The rear of Thornhill Road is visible from rear of Lonsdale Square and Albion Mews. From the gardens and the rear windows of these houses the varied architecture at the backs of nearby buildings becomes apparent. The properties to the rear of Thornhill Road have already altered by a variety of roof additions. The Design and Conservation Officer states the proposal would strike a discordant and incongruous feature. However the mass and form would not be dissimilar to the existing and no higher than the existing side parapet with no. 26. Whilst private views within conservation areas are an important consideration the roof addition does not detract from the general form and appearance of the property. The brick finish would be carried up a further storey and its size and general design does to detract from the

building. Therefore the proposal would not be harmfully uncharacteristic of the general nature of the dwelling.

- 10.9 The development would not interrupt the rhythm and integrity of the parapet roofline to the rear, based on the existing massing, the proposed alteration would be seen as a minor incident within the variety of forms at the back of the CA buildings within this terrace. In this regard the proposal is seen to preserve the character of the conservation area.
- 10.10 A proposed full height off-centre glazed window is proposed to the rear elevation within the roof extension. This contemporary design is seen at odds with the traditional brick finish and is recommended that this could be conditioned to be altered or removed altogether. There are also contemporary double doors to the front elevation. These are not visible from the public realm and are considered not harmful.
- 10.11 At first floor level to south west side elevation an extension is proposed to bring this level line with the ground floor footprint of the building. This alteration is considered relatively minor and would be finished in a material consistent with the remainder of the building and as such is seen as acceptable.
- 10.12 The alterations to the shopfront are considered repairs. This assessment of this aspect therefore falls away.
- 10.13 A roof terrace is proposed which is larger in footprint than the existing and would front onto Thornhill Road. The existing arrangement at roof level consists of a roof terrace with a pitched roof and unconventional mansard roof. The proposed roof terrace would be located behind the parapet and therefore not visible from the public domain and would result in the removal of the pitched section of the roof. This would not give rise to issues of clutter that would detract from the character and appearance of the conservation area and would rationalise the arrangement at roof level.

Neighbour Amenity

- 10.14 There is a proposed full height window to the rear of the proposed roof extension at second floor level and side windows to the proposed and existing south elevation of 24 Thornhill Square. The rear face of the properties on Thornhill Square are approximately 20m away. Guidance states 18m is a sufficient distance to prevent overlooking from window to window. The proposal therefore is not considered to give rise to any undue harm in terms of overlooking.
- 10.15 A side window is proposed at first and second floor level. These would face over an access road and any angle to those properties on Albion Mews would be oblique and not give rise to direct overlooking.
- 10.16 The proposed roof terrace would be enlarged, compared to the existing and front onto Thornhill Road and Albion Mews elevations. There is already an existing roof terrace in this location. The proposal whilst larger would not exacerbate issues regarding overlooking or loss of privacy given there would be no direct overlooking to habitable rooms along Albion Mews.
- 10.17 The form and dimension of the new proposal are similar to the existing. The proposal would not give rise to undue shadowing or loss of light given the existing situation.

- 10.18 The resultant massing and form would not result in adverse loss of outlook, light or undue sense of enclosure based on existing arrangement at roof level. Therefore the proposal would comply with policy DM2.1 of the Development Management Policies.

Other Matters

- 10.19 Issues have been raised in relation to design and amenity by surrounding residents. However based on the existing form at roof level and the satisfactory nature of the proposed design it is considered these objections would not warrant withholding the granting of planning permission in this instance.
- 10.20 Objections have been raised regarding light pollution from the proposed development. The proposed residential nature would not give rise to issues relating to light pollution.
- 10.21 The construction and access to facilitate the works would not form a material consideration within the assessment of this application. The right to a view would also not form a material planning consideration that would warrant withholding planning permission.
- 10.22 Whilst the significance of the designated heritage asset, the listed terraces on Lonsdale Square, requires special regards the Design and Conservation Officer has not raised any issues that the proposal may impact on the adjacent listed buildings on Lonsdale Square and as such it is considered to be acceptable in this regard.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed roof terrace, access stairway, extension to south west first floor elevation and roof extension are considered to be acceptable with regards to design and impact on neighbour amenity.
- 11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

- 11.3 It is recommended that planning permission be granted subject to conditions.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<p>CONDITION: 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>
2	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Façade Conservation date March 2014; Planning Application dated June 2014; A A0-000 Rev A; A A3-251 Rev b; A A0-030 RevA; A A0-100 Rev B; A A0-300 Rev A; A A0-301 Rev A; A A0-302 Rev A; A A0-303 Rev A; A A0-320 RevA; A A0-321 RevA; A A0-350 RevA; A A0-351 RevA; A A0-360 Rev A; A A0-361 RevA; A A0-362 RevA; A A1-100 RevCA A1-101 RevC; A A1-102 RevC; A A1-103 RevB; A A3-000 RevC; A A3-001 Rev D; A A3-010 Rev D; A A3-011 Rev D; A A3-012 Rev D; A A3-200 RevA; A A3-201 RevA; A A3-250 RevA.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The facing materials of the extension hereby approved shall match the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
4	Windows
	<p>CONDITION: Details of all new windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include materials, profile, reveal depth and detailing.</p> <p>The development shall be carried out in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>

5	No permission granted for the proposed rear second floor window.
	<p>CONDITION: Notwithstanding the approved plans, no permission is hereby granted for the rear window at second floor level to the west elevation.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>

List of Informatives:

1	Positive Statement
	<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.</p> <p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>

APPENDIX 2: RELEVANT POLICIES

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

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.

Development Plan

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

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

7 London's living places and spaces:

7.4 Local character

7.6 Architecture

B) Islington Core Strategy 2011

Spatial Strategy

CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

DM2.1 Design

DM2.3 Heritage

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington

- Urban Design Guide 2006
- Barnsbury CADG

London Plan