

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:	6th January 2015	NON-EXEMPT

Application number	P2014/4400/FUL
Application type	Householder application
Ward	Highbury East
Listed Building	Not Listed
Conservation Area	Calabria Road Conservation Area
Licensing Implications Proposal	None
Site Address	71 Calabria Road London N5 1HX
Proposal	Demolish existing rear/side extension. Erection of a full width rear/side at ground floor level with roof lights above. Creation of new basement area including steps and access door to rear garden. Loft conversion with dormer window. Screening to existing terrace and raised roof height. Replacement windows. Associated works to garden

Case Officer	Eoin Concannon
Applicant	Mr Nicolas 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 (SITE OUTLINED IN BLACK)



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: Rear elevation of application site (including existing roof terrace)



Photos 5 & 6 Existing dormers Calabria Road & Opposite along Liberia Road

4 SUMMARY

- 4.1 The application seeks permission for the excavation of basement to provide additional living space including formation of rear lightwell. It also seeks permission for rear dormer roof extension and demolition of existing ground floor rear extension and replacement with single storey rear extension together with raising of height of existing two storey rear return and modifications to the first floor roof terrace.
- 4.2 The application is a resubmission of a similar scheme (planning reference. P2014/2193/FUL) which was refused by Committee (9th October 2014) due to the impact the front lightwell would have on the character and appearance of the Conservation Area. The current scheme has been revised with the omission of the front lightwell. The remainder of the proposal would be as per previously submitted under application P2014/2193/FUL and was not considered unacceptable at the 9th October 2014 Committee meeting.
- 4.3 As the front lightwell has now been omitted, it is considered that the proposal overcomes the previous refusal reason. The proposed excavation works to form the basement area is acceptable and would not cause detrimental harm to the character and appearance of the surrounding area following the omission of the front lightwell.
- 4.4 The rear 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.
- 4.5 As there is already an existing balcony and the works proposed would involve reducing this balcony's overall size, the sole consideration on this element would be the securing of acceptable materials. 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.
- 4.6 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 planters along the roof terrace edge.
- 4.7 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 the finish.
- 5.3 The application property is not a listed building however it does lie within the 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 to demolish the existing rear/side extension and erect a full width rear/side at ground floor level and excavation works to form a basement under the existing dwelling including steps and access door to rear garden.
- 6.2 It is also proposed to construct a dormer window within the rear roof slope. The dormer window would be centrally positioned set in 1 metres from each side 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 metal framed window with zinc coated material to the sides and roof.
- 6.3 The existing two storey rear return would be raised by 200mm with a new screening proposed 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 a lightwell providing access from basement along the boundary with No.73 Calabria Road. This extension would wrap around the original two storey rear return extending 1.5 metre out into the garden.

RELEVANT HISTORY

Planning Applications:

- 7.1 **P2014/2193:** Excavation of basement to provide additional living space including formation of front lightwell and rear lightwell, 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). (**Refused 14/10/14**)

Reason: The excavation of the proposed lightwell to the front of the property would be out of keeping with the character and appearance of the street scene, and as such would have a detrimental impact on the wider

Conservation Area. As such the proposal would be contrary to policies CS8 and CS9 of the Islington Core Strategy and Policies DM2.1 and 2.3 of the Islington Development Management Policies and the guidance within the Calabria Road Conservation Area Guidelines.

- 7.2 **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)**
- 7.3 **P2013/2975/FUL: 89 Calabria Road** Construction of a rear dormer. **(Approved 25/11/12)**

Enforcement:

- 7.4 None

Pre-application:

- 7.5 **Q2013/4783/HH:** Pre-app advice on erection of dormer roof extension, basement extension and single storey rear extension. The principle of the development was considered acceptable subject to minor alterations.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 7th November 2014. A site notice was also displayed and a press notice published. The public consultation of the application therefore expired on 4th December 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, 11 objections and 7 letters of support have been received. The following objection issues were raised (and the paragraph numbers responding to the issues in brackets).

Lightwell/basement

- Having no policy on basement extensions should not allow ad hoc development in Conservation Area. (10.3-10.5)
- The Council has published a discussion document on basements and this application does not cover many of the issues which are raised as possible concerns. (10.3)
- No basement impact analysis to consider impact on environs (10.32-10.33)
- Breaches policies CA38 (Calabria Conservation Area)

- The terrace row as a whole has a uniform design to it, the additional floor at basement level would have a detrimental impact of the design of the street. (10.3-10.5)
- A basement would neither preserve nor enhance the appearance of the terrace and therefore permission should not be given as it would contravene Conservation Area guidelines. (10.6-10.8)
- Impact the extension would have on trees. (10.31)
- Will the basement comply with Sustainable Urban Drainage policies? (10.32-10.33)

Roof Terrace

- Loss of privacy and loss of light (10.26-10.30)
- The existing roof is not an established terrace. The low level railing installed 3 decades ago would now require planning consent. (10.18-10.19)
- The current terrace does not meet building control regulations (10.36)
- The raising of the roof and screening would impact on neighbours amenity (10.26-10.30)
- The high screening for the proposed roof terrace is not in keeping with surrounding building materials or in line with the existing roof line exacerbated by the proposed raising of the roof. This is causing a detrimental impact on whole terrace from a design perspective and therefore contrary to the conservation area requirements. (10.17) (10.20-10.21)

8.3 Seven letters of support were also received. The points raised in these letters are summarised below

- The proposal would not detract from the appearance of the Conservation Area and is sympathetic to the existing build and the CA.
- The reduced size of the terrace would enhance neighbours amenity.
- The visual amenity of rear garden enhanced by the works.
- Key issue with the lack of larger family housing. The housing stock needs to be allowed keep up with the pace of modern families with a balance provision of living space to bedrooms. The need for larger families units within the Borough.
- Improvement to front wall will restore uniformity in the terrace.
- No.55 Calabria Road has set a precedent with basement extensions.

Internal consultees

8.4 **Design & Conservation:** The Design Officer has raised concerns over the rear dormer. Materials for the balustrade should also be more traditional. The single storey element should not wrapped around but acceptable in principle.

8.5 **Tree Officer:** No objections

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:

- 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.

Impact of the Development on the Character and Appearance of the Existing Dwelling and Calabria Conservation Area

- 10.2 There are several elements to the proposed application including
- The creation of lower basement including rear lightwell
 - Rear dormer extension
 - Single storey rear extension and raising of wall to existing outrigger

- Modifications to existing second floor balcony.
- Replacement of first floor rear window and front boundary treatment

Each of these issues will be addressed below.

The Creation of Lower Basement Including Rear Lightwell

- 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 relating to basement extensions but the Islington Urban Design Guide (IUDG) provides guidance on basements in para 2.4.6. Although, the Council has recently published a Discussion Paper on Basement Development (Basement Development SPD: Discussion Paper and Questionnaire), this is presently a discussion paper that will form part of the basis of preliminary consultation and as such it carries no planning weight to the current application. No policies on basement extensions have been adopted at this present time.
- 10.4 The Calabria Conservation Area Design Guidance has no specific restrictions on the creation of basement areas however the Islington Urban Design Guide (IUDG) provides guidance on basements at para 2.4.6 onwards. Section 2.4.6-2.6.6 (Basement Extensions) of the IUDG provides 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 IUDG's 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 and as such, the principle of the basement extension in isolation is considered acceptable.
- 10.6 The omission of the front lightwell which had been previously been proposed, removes the impacts of the basement level on the street scene and thereby complying with the guidance set out in the Islington Urban Design Guide. As such, the uniformity of the front gardens would be retained along the street and the previous refusal reason has been addressed.
- 10.7 As also noted, much of the basement would be positioned under the footprint of the existing dwelling and therefore would not detract from the appearance of the dwelling or the wider Conservation Area. The sole element of the basement that would be visible is in the rear lightwell. The proposed excavation works along the northern flank to create a lower ground lightwell 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 and its overall design would mirror the proposed ground floor extension with a similar style aluminium door.

- 10.8 As such, the proposed 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 building or the wider Conservation Area subject to conditions.

Rear Dormer Extension

- 10.9 As noted on site, there are many examples of dormers along Calabria Road and also along the rear roof slopes of Liberia Road properties backing onto this site street. Furthermore, a recent planning application at No.89 Calabria Road (P2013/2975/FUL) was approved by Committee (October 2013) following a recommendation by Planning Officers for refusal on the basis of an unaltered roofline.
- 10.10 Notwithstanding the Design Officer's concerns, the principle of the dormer extensions has been established on this row and the argument that the dormer would sit on a unaltered roofline could not be sustained as a reason for refusing the application. It is however important to secure a well designed dormer.
- 10.11 The Conservation Area Design 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. 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.'*
- 10.12 The proposed would meet the criteria set out in the design guidelines 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 2 Storey Rear Return

- 10.13 The existing lean-to extension to the rear is not original and its removal is acceptable in principle. The Urban Design Guide supports single storey rear

extensions so long as sufficient garden space is retained to the rear and there is no detrimental impact on the amenity of neighbouring properties.

- 10.14 The Calabria Conservation Area Design Guidance has no restrictions on lower ground extensions once it conforms to the height, scale and proportions of the existing buildings in the immediate area.
- 10.15 The single storey extension would be situated between the flank of existing two storey rear return and would wrap around bringing the extension 1.5 metres deeper 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.
- 10.16 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.
- 10.17 In regard the 200mm height increase to the two storey rear return, this would not cause a significant impact on the rear elevation. There is no set rhythm or uniform design to the existing rear returns 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 two storey returns 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 secured ensuring the materials to be used match the existing London Stock Brick.

Modifications to Existing Second Floor Balcony

- 10.18 One of the key objections raised by the representations received relates to the existing balcony which objectors consider an unlawful use. The property however is a single family dwelling house and permission is not required to use a flat roof as an amenity area. Railings which enclose the amenity area would require permission and the enclosure of the roof with railings facilitates the space as a roof terrace.
- 10.19 The Council are satisfied that the railings have existed for over 4 years and in such instances would be considered lawful. Although, it has been argued that the occupiers may not have used the roof in the past as a terrace, the structures to facilitate a terrace have been in place for over 4 years (wrought iron guarding, patio laid out on roof, access door) and as such the ability to use as a terrace is lawful. It would therefore not be reasonable to say that the roof in its current form cannot be used as a terrace.

- 10.20 The existing terrace includes a 1980's style balustrade and patio tiling which appear outdated in their current form. The proposed works would involve reducing the floor space of the terrace and creating a space with additional planters along the sides and rear perimeter. Concerns have been raised by the Design Officer in regard the use of cedar slated 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 compared to that the proposed cedar slated.
- 10.21 The inclusion of planters and landscaping at upper floor level would improve the level of 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 is considered acceptable from a design perspective.
- 10.22 The existing front boundary wall does not add any visual amenity to the street scene. The inclusion of a dwarf red brick wall with black railings would match several boundary treatments within the street. The replacement of a Upvc window on rear elevation at first floor level with a timber sash would restore the symmetrical design with this and the neighbouring property, and is also therefore acceptable. This would enhance the overall design of the two storey rear return with a more traditional style window than existing.

Conclusion on Character & Appearance of Dwelling and Calabria Road Conservation Area.

- 10.23 Overall, the works proposed would not have a detrimental impact on the existing building or the character and appearance of Calabria Road Conservation Area to warrant a refusal.
- 10.24 The comments raised by the objectors have been noted in regard the basement and the lack of a precedent. However, as discussed, there are no policy restrictions on basement extension at present and the proposal generally conforms with the guidance set out in Calabria Road Conservation Area Design Guidance and the Islington Urban Design Guide. It would have a neutral impact on the existing building and Conservation Area and would not jeopardise the character and appearance of the terrace. 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. The various elements collectively would not have a harmful impact on the host building or the wider Conservation Area.
- 10.25 As such, the proposed external alterations would not cause harm to existing dwelling, the visual amenity or the setting of heritage assets (Calabria Road 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

- 10.26 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.'
- 10.27 Concerns have been raised regarding overlooking from the terrace at second floor level. With regard the roof terrace, this would involve alterations to an existing amenity space. The proposed alteration would reduce the level of overlooking compared to 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.
- 10.28 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, the loss of amenity of surrounding residents from the terrace is considered minimal.
- 10.29 No 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 face 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 Liberia Road to which it backs onto. These distances would be over 18 metres which is sufficient distance to address overlooking concerns.
- 10.30 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, Trees & Biodiversity

- 10.31 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 is considered that the works would have minimal impact on the tree.

Sustainability and Drainage Issues

- 10.32 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 lightwells would be positioned on previously concreted area. It was raised that no basement impact analysis was submitted assessing the effect on the environs – structural and drainage. The plans submitted however shows a gravel soakaway in the rear garden. The small area of steps and landing to the basement will be drained from the lowest point and brought into the combined system serving the basement. The rear patio would be permeable paving with the remaining garden soft landscaped.
- 10.33 It is considered that the proposed drainage measures would not contribute to increased surface water run off and would contribute positively to SUDS measures. As such the proposal, subject to conditions, would comply with policy DM6.6 of the Development Management Policies 2013.

Other issues

- 10.34 The objections received raised other concerns related to the proposed development including
- Structural Concerns
 - Current terrace does not comply with building regulations
 - Other legislation
- 10.35 Structural considerations would fall within the realms of Building Act and Party Wall Act and are dealt with under that legislation. An informative can be attached informing the applicant of the need to comply with other Acts outside the realms of the planning legislation.
- 10.36 One of the representations received raised concerns regarding the existing railings surrounding the terrace which do not meet building regulations. The matter has been passed to the Building Control which is presently investigating the matter.
- 10.37 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 under the Control of Pollution Act 1974.

11. SUMMARY AND CONCLUSION

- 11.1 The proposed development is acceptable. The proposed development would not result in unacceptable harm 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, PL 101 02, PL 101 03, PL 101 04, PL 102 01, PL 102 02, PL 102 03, PL 103 01, PL 103 02, 71 Calabria Road Design & Access Statement Revision B 23/10/2014)</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 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>
4	Sash window to match (compliance)
	<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</p>

	heritage asset.
5	Sustainable Urban Drainage
	<p>Sustainable Urban Drainage System (Details): Details of a drainage strategy for a sustainable urban drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall demonstrate how sustainable urban drainage measures will be constructed on the site to achieve at minimum no net increase in run-off from the site post-construction. The submitted details shall include the sites current peak run-off rate and the scheme's post-development peak runoff rate (based on the 1 in 100 year flood event plus 30% climate change allowance), details on proposed storage volumes, and must demonstrate how the scheme will prevent flood risk to the basement level. The drainage system shall be installed/operational prior to the first occupation of the development.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that sustainable management of water</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.	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.

Any construction works should take place within normal working day. The Pollution Control department lists the normal operating times below.

Delivery and operating times - the usual arrangements for noisy works are

○ 8am –6pm Monday to Friday,

○ 8am – 1pm Saturdays;

○ 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 7.21 (Trees and Woodlands)

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)

Health and open space

Policy DM6.5 (Landscaping, trees and

Policy DM2.3 (Heritage)

biodiversity)

Policy DM6.6 (Flood Prevention)

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

The following SPGs and/or SPDs are relevant:

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