



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

PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		
Date:	3 rd March 2015	NON-EXEMPT

Application number	P2014/4131/FUL
Application type	Full Planning (Council's Own)
Ward	Tollington
Listed building	Listed/unlisted & grade
Conservation area	
Development Plan Context	e.g CAZ, town centre, primary frontage etc
Licensing Implications	
Site Address	Oakdale Court, 1-24 Fortnam Road, London, N19 3NT
Proposal	The replacement of single glazed crittal windows with double glazed aluminium windows.

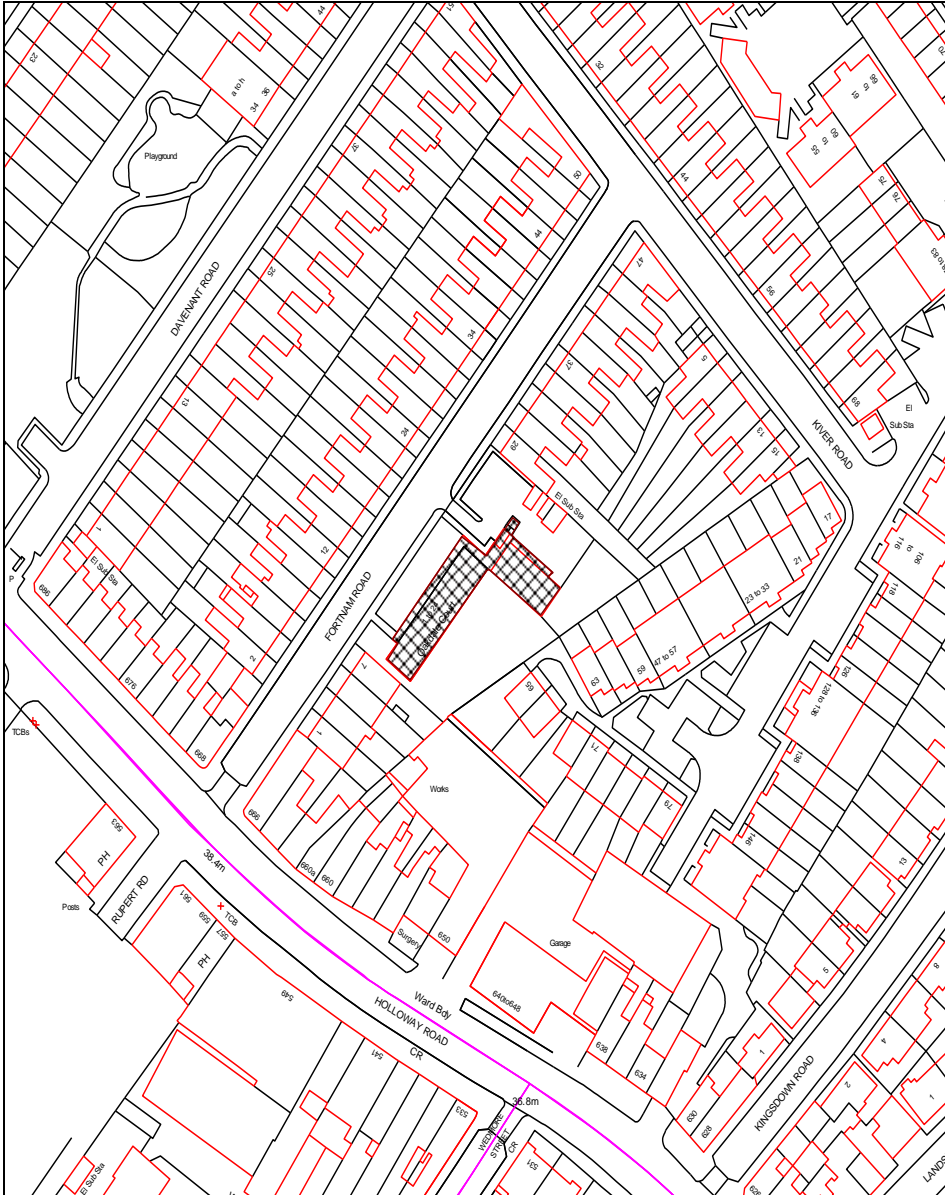
Case Officer	Pedro Rizo
Applicant	Islington Council
Agent	Mears Projects - Mr Steven Barron

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 CROSS HATCHED IN BLACK)



3. PHOTOS OF SITE/STREET:



Image 1: Front Elevation of Building



Image 2: Fortnam Road street scene



Image 3: Detailing of Windows

4 SUMMARY

- 4.1 Planning permission is sought for the replacement of the existing single glazed Crittal windows with double glazed aluminium windows on the entire building.
- 4.2 The proposed windows would not detract from the character and appearance of the building, as they sit within the existing openings and have similar glazing patterns with only a slightly wider frame profile resulting in a slightly heavier appearance to the frames.
- 4.3 The application is therefore recommended for approval.
- 4.4 The application has been referred to the planning sub-committee by reason that the application is made by the Council, in relation to Council owned land.

5 SITE AND SURROUNDING

- 5.1 The application site comprises of 2x four storey residential blocks, located on the south eastern side of Fortnam Road. The building stands out from neighbouring terrace Victorian terraces and has a setback of approximately 5.00 metres from the pavement. The building's main elevation fronting Fortnam Road contains deck access walkways, which provides access to upper floor flats. The front windows and doors are therefore not highly visible when viewed from the street scene.
- 5.2 The windows on all elevations are currently painted steel and are single glazed with combinations of top and side hung opening sashes with fixed

panes in the bedroom and kitchen. These appear to be original windows fitted when the block was built around 1960.

6 PROPOSAL (IN DETAIL)

- 6.1 The proposed works involve the replacement of the existing Crittal steel windows on all facades, with new double glazed aluminium windows.
- 6.2 The new windows would follow the existing fenestration pattern. However, the frame profiles would be slightly thicker.
- 6.3 The proposed windows would be white in colour, to match existing.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 891575 - Installation of new lift tower and elevational alterations. Approved on the 29th January 1990.

ENFORCEMENT:

- 7.2 No investigations.

PRE-APPLICATION ADVICE:

- 7.3 None.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of forty-three adjoining and nearby properties at Fortnam Road and Kiver Road on the 20th November 2014. Site notice and press adverts were displayed on 27th November 2014. The public consultation of the application therefore expired on the 18th 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, one response had been received from the public with regard to the application, supporting the application.

External Consultees

- 8.3 None.

Internal Consultees

- 8.4 None.

Other Consultees

8.5 None.

9 RELEVANT 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 and the supporting NPPG are material considerations and have 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 SPD which is considered relevant is listed in Appendix 2.

10 ASSESSMENT

The main issues arising from this proposal relate to:

- Design Considerations
- Amenity

Design

10.1 Policy CS9 of Islington's Core Strategy (CS) 2011 and Policy DM2.1 of Islington's Development Management Policies 2013 aim for any form of development to respect the character and appearance of host buildings, streetscape and wider urban context, including local architecture and character, surrounding heritage assets and local distinctive patterns of development. In particular, the Islington's Urban Design Guide 2006 requires high quality contextual design, in order to retain any distinctive character and visual features within a locality.

- 10.2 The building stands out from the Victorian terraces along Fortnam Road and has a setback from the street of approximately 5.00 metres. Given that the windows are not highly exposed when viewed from the public realm, as these are positioned behind existing walkways at all floor levels, the proposed works would have limited impact on the visual appearance of the building.
- 10.3 The proposed replacement windows would be inserted into the existing openings and follow a similar glazing pattern. Although the proposed metal frames would have a slightly thicker profile, therefore resulting in a slightly heavier appearance to the windows, the impact of this upon the buildings, which has no distinctive architectural or historic merit, would be limited.
- 10.4 Given that the proposed works involve a comprehensive replacement of existing windows within the entire building, and they would be white in colour to match the existing, the works would retain the integrity of the building.
- 10.5 Overall, the proposed windows would not have a harmful impact on the character and appearance of the host building and its wider setting, in accordance with the aims of Policy CS9 of the Islington's Core Strategy (CS) 2011, Policy DM2.1 of the Islington's Development Management Policies 2013, and the Islington's Urban Design Guide 2006.

Amenity

- 10.6 The proposed works involve the replacement of four different window types within the existing openings across the eight elevations of the 2 buildings. Given the nature of the works, there are no concerns with reference to harm to residential amenity in terms of additional overlooking or loss of privacy. The increased profiles of the proposed windows frames would have a negligible impact upon the daylight received into habitable rooms of the flats within Oakdale Court. Under these circumstances, no objections have been raised from neighbouring properties and existing residents.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The installation of the proposed metal framed windows would not detract from the character and appearance of the building, as they sit within the existing openings and have similar glazing patterns with only a slightly wider frame profile resulting in a slightly heavier appearance to the frames.
- 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, the National Planning Policy Framework and Planning Policy Guidelines and is recommended for approval subject to appropriate conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to conditions:

List of Conditions:

1	<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	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: ODC01, ODC02, ODC03, ODC04, ODC11, ODC12, ODC13, ODC14 and ODCWS</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>MATERIALS (COMPLIANCE): The facing materials of the windows 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: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

List of Informatives:

1	<p>Positive Statement</p> <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. The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF</p> <p>The LPA delivered the decision in accordance with the requirements of the NPPF.</p>
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APPENDIX 2: RELEVANT POLICIES

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

1. National Guidance

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

2. Development Plan

The Development Plan is comprised of the London Plan 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
Policy 7.4 Local character
Policy 7.6 Architecture

B) Islington Core Strategy 2011

Policy CS8 (Enhancing Islington's Character)

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

C) Development Management Policies June 2013

DM2.1 Design

3. Designations

The site is not within a designated area.

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan
Urban Design Guide