

PLANNING COMMITTEE REPORT

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

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

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|--------------------------|---|
| Application number | P2015/0178/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. |

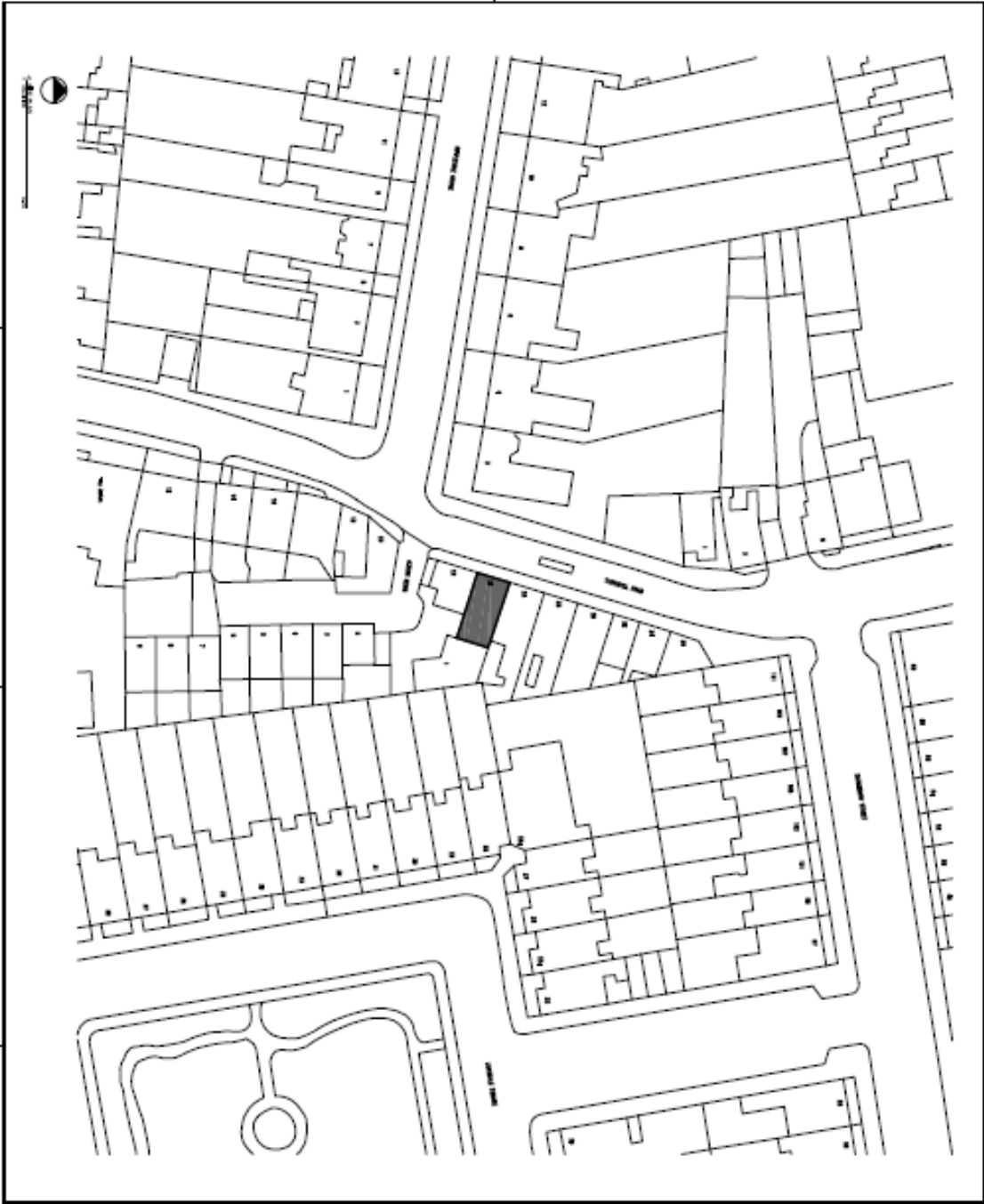
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|--------------|--------------------|
| Case Officer | Joe Aggar |
| Applicant | Jonas Upton-Hansen |
| Agent | Jonas Upton-Hansen |

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: 24 Thornhill Road

4 SUMMARY

- 4.1 Planning permission is sought for replacement of existing red tile mansard roof with unconventional mansard roof extension with dormer window to the south west elevation. 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.
- 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 and existing roof terrace to the front.
- 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 the Barnsbury 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 an unconventional mansard 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 A as it was previously refused by Planning Sub-committee A on 3rd December 2014.

7 RELEVANT HISTORY

PLANNING APPLICATIONS

- 7.1 P2014/2536/FUL - Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace. Refused 03/12/2014.

REASON: The proposed roof extension, by reason of the form, size and design of the side elevation, is considered to be an overly dominant and incongruous addition out

of keeping with the character of the host building and of the wider character and appearance of the Barnsbury Conservation Area. As such the proposal is considered to contrary to policies DM2.1 and DM2.3 of the Development Management Policies 2013, CS8 and CS9 of the Islington Core Strategy and guidance within the Islington Conservation Area Guidelines.

- 7.2 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.
- 7.3 P040470 - Change of use from retail (ground floor) to single family dwelling, including proposed rear roof extension with roof terrace. Approved 24/04/2004.
- 7.4 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

- 7.5 None

ENFORCEMENT:

- 7.6 No history.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties on the 27/01/2014. A site and press advert was also released. These will expire on the 26/02/2015. At the time of the writing of this report no responses had been received from the public with regard to the application. Members will be updated at committee of any additional responses received.

Internal Consultees

- 8.4 The Design and Conservation Officer: replacement is acceptable in principle. However still hold concerns over additional mass and bulk. Dormer window to side elevation oversized. Glazing to the rear elevation is inappropriate.

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 relevant policies and guidance notes of the 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 and the supporting NPPG are material considerations and have 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. However the existence of the current 2004 roof extension is a substantial material consideration.

- 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.
- 10.9 The proposal seeks to address the reasons for refusal on the previous planning application P2014/2536/FUL *'by reason of the form, size and design of the side elevation, is considered to be an overly dominant and incongruous addition out of keeping with the character of the host building and of the wider character and appearance of the Barnsbury Conservation Area.'*
- 10.10 The proposal has now been amended since the refusal and would have an angled rear and side elevation, thereby resembling the appearance of a mansard with a slate finish mitigating the size in comparison to the previously refused scheme. 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 slate finish is considered a visual improvement in comparison to the red tiles and would not detract from the building.
- 10.11 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 feature within the variety of forms at the back of the buildings within this terrace. In this regard the proposal is seen to preserve the character of the Conservation Area.
- 10.12 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 removed. There are also contemporary double doors to the front elevation. These are not visible from the public realm and are considered not harmful.
- 10.13 At first floor level to south west side elevation an extension is proposed to bring this floor level in 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.
- 10.14 The alterations to the shopfront are considered repairs and are appropriate.
- 10.15 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.

- 10.16 It is considered the proposal would not result in such a marked change to the shape of the roof of the subject property that would cause significant harm to the character and appearance of the house and the terrace as a whole, and thus preserve the character and appearance of the Conservation Area.

Neighbour Amenity

- 10.17 There is a proposed partial 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 to habitable window. The proposal therefore is not considered to give rise to any undue harm in terms of overlooking.
- 10.18 A side window is proposed at first floor level and a dormer window at second floor level to the south west elevations. These would face over an access road and angle to those properties on Albion Mews would be oblique and not give rise to direct overlooking. The Development Management Plan states overlooking across a public highway does not constitute an unacceptable loss of privacy. The access road is akin to a highway with vehicular access and therefore this would not warrant reason for refusal.
- 10.19 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.
- 10.20 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.
- 10.21 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

- 10.22 Whilst the significance of the designated heritage asset, the statutory 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 statutory 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:

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| 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>A A0-000 RevA; A A0-030 Rev A; A A0-100 RevA; A A0-300 RevA; A A0-301 RevA; A A0-302 RevA; A A0-303 RevA; A A0-320 RevA; A A0-321 RevA; A A0-350 RevA; A A0-351 RevA; A A0-360 RevA; A A0-361 RevA; A A0-362 RevA; A A1-100 Rev A; A A1-101 RevA; A A1-102 RevA; A A1-103 RevA; A A3-000 RevA; A A3-001 RevA; A A3-010 RevA; A A3-011 RevA; A A3-012 RevA; A A3-200 RevA; A A3-201 RevA; A A3-250 RevA; A A3-251 RevA; unnumbered photomontage.</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> |

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| 5 | Treatment to second floor rear elevation |
| | <p>CONDITION: Notwithstanding the approved drawings, no permission is hereby granted for the rear window at second floor level to the east elevation. Revised drawings of an alternative east elevation dormer window to the mansard roof shall be submitted to an approved in writing to the local authority prior to works commencing or it should be removed in its entirety.</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 the appearance of the building is acceptable.</p> |

List of Informatives:

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| 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 formal 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 | London Plan |
|------------------|--------------------|

- Urban Design Guide

- Barnsbury CADG