



PLANNING COMMITTEE REPORT

PLANNING SUB-COMMITTEE A		
Date:	16 th April 2015	NON-EXEMPT

Application number	P2015/0131/FUL
Application type	Full Planning Application
Ward	St. George's ward
Listed building	None
Conservation area	Tufnell Park Conservation Area
Development Plan Context	None
Licensing Implications	None
Site Address	65 St George's Avenue London N7 0AJ
Proposal	Replacement of existing lower ground floor single storey rear extension, erection of single storey infill rear extension along the boundary with No. 67 St George's Avenue, installation of solar panels and 3 no. rooflights on the rear roof slope. Replacement of windows on the front elevation.

Case Officer	Thomas Broomhall
Applicant	Zoe Korsner, Claire Hungate
Agent	Mr Emil Neumann - Paul Archer Design

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 of the site and surroundings



Image 2 - View of front elevation



Image 3 – View of Rear Elevation



Image 4 – View of existing extension on neighbouring property



Image 5 – View of rear projection



4 SUMMARY

- 4.1 The application proposes the replacement of the existing lower ground floor single storey rear extension and the erection of a single storey infill rear extension. The application also includes the installation of solar panels and 3 no. roof lights on the rear roof slope and the replacement of windows on the front elevation. Excavation of the existing basement, lowering the floor by 300mm to the rear and 800mm to the front is also indicated on the plans. Given that the proposed excavation is wholly within the footprint of the existing single family dwellinghouse planning permission is not required.
- 4.2 The issues arising from the application are the impact on the character and appearance of the host building, the impact on the character and appearance of the adjoining terrace and surrounding Tufnell Park Conservation Area, and impact on the neighbouring amenity of the adjoining and adjacent residential properties.
- 4.3 The proposed replacement of the existing rear extension and the erection of a single storey infill rear extension and external alterations are considered to be acceptable. The impact of the proposals on the character and appearance of the host building, adjoining terrace and surrounding Tufnell Park Conservation Area is considered to be acceptable. The impact on the amenities of the adjoining and adjacent residential properties is also considered to be acceptable. The application is therefore recommended for approval with conditions.

5 SITE AND SURROUNDING

- 5.1 The site is a four storey over basement mid terrace single dwelling house in a row of 8 adjoining properties. Each property has an original half width two-storey rear projection. The row of terraced properties forms part of a wider terrace of similar properties on the southern side of St George's Avenue. The property is within the Tufnell Park Conservation Area. The property is not listed.

6 PROPOSAL (in Detail)

- 6.1 The application proposes the replacement of the existing lower ground floor single storey rear extension to the existing rear projection with a glazed extension. The application also proposes the erection of a single storey glazed infill rear extension along the boundary with no. 67 St George's Avenue incorporating a sloping glazed roof. The infill extension aligns with the depth of the existing extension at no. 67 and the height closely follows the height of the existing boundary wall. The application also includes the installation of solar panels and 3 no. rooflights on the rear roof slope, the replacement of windows on the front elevation, the enlargement of the existing first floor sash window on the rear projection and a replacement obscure glazed window on the side elevation.
- 6.2 The proposal follows pre-application advice provided in December 2014. The advice indicated that the depth and height of the rear infill extension should be reduced to align with the existing rear extension on the adjoining property at no. 67.

7 RELEVANT HISTORY:

PLANNING APPLICATIONS

- 7.1 **P051527** - *Single storey extension to rear mid-terrace building* at 67 St George's Avenue. Granted December 2005.

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 December 2014 Pre-application (ref:Q2014/4740/HH) at 65 St George's Avenue, advised that the depth and height of the rear infill extension should be reduced to align with the existing rear extension on the adjoining property at no. 67, a second rear dormer roof extension would be unacceptable and front roof lights would be contrary to Conservation Area Design Guidelines.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 26 adjoining and nearby properties on St George's Avenue and Archibald Road on 28 January 2014. A site notice was displayed on 5 February 2015. A Press Notice was displayed on 5 February 2015. The initial round of public consultation of the application therefore expired on 26 February 2015.

- 8.2 At the time of the writing of this report a total of 7 objections had been received from the public with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Harm to the character, appearance and architectural integrity of the property and conservation area (See paragraphs 10.4, 10.7-10.8)
- Glazed roof line of rear extension will create light pollution harming amenity and tranquillity of rear gardens (See paragraph 10.11)
- Conversion of cellar into a habitable space will increase flood risk and subterranean water run off (See paragraph 10.12)
- Hydrological survey is required to ensure basement excavation does not cause water damage to neighbouring properties (See paragraph 10.12)
- Boundary wall with no. 63 is not shown in correct position (See paragraph 10.14)
- Noisy building work taking place outside of regulated hours (See paragraph 10.14)

External Consultees

- 8.3 No comments received.

Internal Consultees

- 8.4 **Design and Conservation Team** - the proposal is considered to be acceptable subject to conditions

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.
- 9.3 The National Planning Practice Guidance 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 2015, 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.

Designations

- 9.4 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011 and Development Management Policies 2013.

Tufnell Park Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.5 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 the:

- Impact on the character and appearance of the host building, adjoining terrace and surrounding Tufnell Park Conservation Area,
- Impact on neighbouring amenity.

Impact on the character and appearance of the host building, adjoining terrace and surrounding Tufnell Park Conservation Area

- 10.2 Policy DM2.1 of the Development Management Policies requires development to be of high quality, make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. Part vii) of DM2.1 requires design to respect and respond positively to existing buildings, the streetscape and the wider context, including local architectural language and character, surrounding heritage assets, and locally distinctive patterns of development and landscape. Policy DM2.3 requires that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance.
- 10.3 The Tufnell Park Conservation Area Design Guidelines require rear extensions to remain subordinate to the mass and height of the main building, be permitted on their

merits and only where the scale, design and materials to be used are in keeping with the existing property. The CADG resist rooflights on the front or side slopes of properties with exposed pitched roofs.

- 10.4 Objections were received concerning the impact of the proposed front rooflights on the appearance on the host building and conservation area. This element of the proposal was removed on the advice of the case officer following consultation with the Design and Conservation team.
- 10.5 The Design and Conservation Officer expressed concerns over the proposed replacement of sash windows on the front elevation and requested a condition controlling the material, profile and detailing.
- 10.6 The design, scale and proportions of the proposed rear extensions respect the character and appearance of the existing building and accord with those on adjacent properties within the conservation area. The design and use of materials of the extensions and external alterations respect and maintain the original character of the host building and conservation area and are therefore acceptable. It is recommended that a condition is attached controlling the appearance of the proposed rooflights on the rear roof slope.
- 10.7 Objections were received concerning the impact of the works on the appearance of the rear of the property, adjoining terrace and surrounding conservation area. Reference was made to the enlargement of the sash window on the rear of the rear projection, the loss of original windows on the side elevation of the rear projection and the proposed additional roof lights and solar panels on the rear roof slope. Consideration is given to the position, nature and extent of these elements of the works and existing alterations elsewhere in the terrace. On balance, there is not considered to be sufficient harm caused by these minor works as to sustain a refusal on this basis and therefore these works are acceptable in accordance with policies DM2.1 and DM2.3.
- 10.8 A further objection referred to the height of the proposed infill extension. Consideration is given to the height and proportions of the existing extension at no. 67 approved in 2005 and the relationship with the proposed extension. Whilst the scheme presents a partial increase in height above this extension, given the modest difference in height, the extent and the discrete position, there is not considered to be a harmful impact on the host building and conservation area as to sustain a refusal on this basis. Therefore the extension is acceptable in accordance with policies DM2.1 and DM2.3 and the Tufnell Park Conservation Area Design Guidelines.
- 10.9 The design, appearance and use of materials of the proposed works respect the character and appearance of the host building and surrounding conservation area. The proposals accord with policies DM2.1 and DM2.3 and the Tufnell Park Conservation Area Design Guidelines and are therefore acceptable.

Impact on neighbouring amenity

- 10.10 The proposed infill rear extension closely matches the proportions and position of the extension at no.67. The replacement rear extension matches the existing footprint and proportions. Consideration is given to the position and proximity of the proposed works to the windows of habitable rooms of adjoining and neighbouring properties. The proposals are assessed against the council's policies on the protection of neighbouring amenity in terms of its impact on daylight and sunlight, increase in

overlooking, loss of outlook, or creation of undue sense of enclosure. The proposed additions and external alterations accord with the Council's policies on the protection of neighbouring amenity and are therefore acceptable in accordance with policy DM2.1.

- 10.11 Objections were received concerning an increase in light pollution from the proposed glazed roof on the infill extension. However given the scale and position of the glazing, the use of internal domestic lighting will not present an unacceptable increase in light pollution and is therefore acceptable.

Other Matters

- 10.12 Objections were received concerned that the works to the basement level will increase flood risk and subterranean water run-off and a request for a Hydrological survey. The proposed excavation works lower the floor by approximately 300mm in the rear of the basement, and 800mm in the front of the basement and remain within the existing footprint of the building without any new openings or related external works.

- 10.13 Whilst the property is in the wider vicinity (200-500m) of the underground River Fleet, and whilst no trial pitting has been completed, it is considered unlikely that significant ground water movement is occurring within 300mm of the underside of the existing lower ground floor slab. If during trial pitting or the construction process ground water is encountered, the proposals will be re-assessed to account for this and not affect the water body. Therefore given the entirely internal and modest nature of these works, it would be unreasonable to refuse the application on this basis or to require further details or surveys. The concerns which were raised are more likely to be a matter for Building Regulations legislation.

- 10.14 Further objections were raised regarding the angle of the party wall shown on the plans and noisy building works taking place outside of regulated hours. However these are not material planning considerations and therefore it would be unreasonable to refuse the application on this basis. These matters are more likely to be covered by other legislation.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The impact of the proposal on the character and appearance of the host building, the impact on the character and appearance of the adjoining terrace and surrounding Tufnell Park Conservation Area is considered to be acceptable. The impact on the amenities of the adjoining and adjacent residential properties is also considered to be acceptable.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions for the reasons and details 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:</p> <p>657.00B, 657.010B, 657.011B, 657.012B, 657.013B, 657.014B, 657.015B, 657.016B, 657.017B, 657.201B, 657.202B, 657.203C, 657.204C, 657.205B, 657.206B, 657.207B, 657.208B, Design and access and Heritage Statement January 2015</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 TO MATCH (COMPLIANCE): The facing materials of the extensions 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	<p>CONSERVATION ROOFLIGHTS (COMPLIANCE): The rooflights shall be 'conservation rooflights' in metal painted black to sit flush with the roof and shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
5	<p>CONDITION: Notwithstanding the plans hereby approved all new sash windows shall accurately replicate, in terms of material, profile and detailing, the original windows surviving to the property. They shall be painted timber, double-hung 1/1 sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead) and horns. The glazing shall be no greater than 12mm (4mm: 4mm gas: 4mm glass) in total thickness. No trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: To ensure that the appearance of the building is acceptable and to preserve the special character and appearance of the conservation area.</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>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 a timely manner in accordance with the requirements of the NPPF.</p>
2	<p>The applicant is to be made aware that construction works are restricted to take place between the hours of 8am and 6pm Monday to Friday, and 8am and 1pm on Saturdays and at no other time.</p>

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

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
DM2.3 Heritage

3. Designations

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

Islington Local Plan

Tufnell Park Conservation Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Urban Design Guide
Conservation Area Design Guidelines

