

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		
Date:	4 th June 2015	NON EXEMPT

Application number	P2015/0026/FUL
Application type	Full Planning Application
Ward	Tufnell Park
Listed building	Not listed
Conservation area	Not in a conservation area
Development Plan Context	N/A
Licensing Implications	None
Site Address	Flat 1 (Flat A), 135 Huddleston Road N7 0EH
Proposal	The erection of a side in fill extension; enlargement of the basement to provide a bathroom and additional fourth bedroom; new front light well, glazing and railings.

Case Officer	Ashley Niman
Applicant	Adam Kossew
Agent	Will Fisher

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)



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3. PHOTOGRAPHS OF SITE/STREET



Image 1 - View of rear elevation and part of rear garden



Image 2 Aerial view from the west



Image 3 Aerial view from the south west

4.0 SUMMARY

- 4.1 The proposal is for the erection of a side in fill extension; enlargement of the existing basement to provide a bathroom and additional fourth bedroom; new front light well, glazing and railings
- 4.2 The proposed works to the basement are modest and are only to be carried out under the footprint of the existing dwelling and will not extend beneath the garden, which can be carried out under permitted development.
- 4.3 The single storey rear extension will only extend as far as the leading edge of the back addition. The front lightwell will be 1.2 metres in depth but retains the majority of the front area, and the bay window design will be replicated at basement level.
- 4.4 The proposal does not materially harm the amenity of neighbouring occupiers, in terms of light, outlook or privacy and is considered to be acceptable in terms of design and impact area. The application is therefore considered to comply with policies and is recommended for approval subject to conditions.

5.0 SITE AND SURROUNDING

- 5.1 The site comprises a mid-terrace three storey property and is not listed nor in a conservation area. The property dates from the 1880s and is sub-divided into three residential units. The proposal relates to Flat A which is split over the basement and ground floor levels. Huddleston Road is entirely residential land use and character, being a mix of single dwelling houses and flat conversions. To the east the road adjoins the Tufnell Park Playing Fields.

6.0 PROPOSAL (in Detail)

- 6.1 The application proposes the erection of a single storey side infill extension with mono-pitch roof; the enlargement of the basement under the existing footprint of the dwelling to provide an additional bathroom and additional fourth bedroom to the

front area; new front light well, tri-partite basement bay window and glazing and boundary railings; all in connection with the enlargement of the ground floor and basement maisonette.

- 6.2 The proposal has been amended in order to remove the proposal for a single storey rear extension extending beyond the present two storey addition, and to reduce the size of the front lightwell.

7.0 RELEVANT HISTORY:

Planning Applications

- 7.1 P061286: Conversion of a four storey house to three self-contained flats comprising: basement and ground floor 3 bed flat, first floor, one bedroom flat: second and attic floor- 1 bedroom flat. Erection of part width ground floor and second floor extension to rear. Formation of roof terraces at rear first and second floor level. Installation of roof lights to front and rear roof slopes. Approved 08/08/2006.
- 7.2 P081149: Erection of rear dormer window. Approved 12/08/2008.

Adjacent property planning history

- 7.3 860627 133 Huddleston Road. Construction of rear conservatory at second floor level. Allowed on appeal 26/01/1987.

Enforcement:

- 7.4 None

Pre-application Advice:

- 7.5 None

8.0 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 67 adjoining and nearby properties at Huddleston Road and Warrender Road. A site notice and a press advert were displayed on 20 January 2015. The public consultation of the application therefore expired on 12 February 2015; 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 a total of nine letters of response had been received from the public with regard to the application. Six letters objected to the proposal, and three were in support. The issues raised in the objections can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

- Excessive excavation (10.2 and 10.11- 10.12).
- Loss of light to the side from the extension (10.11).

- Loss of outlook to the side from the extension (10.11).
- The lightwell to the front is inappropriate (10.4 - 10.6)

8.3 Following amendments, in particular, the removal of the full width rear extension, the scheme was further reconsulted on 10 March 2015. Ten objections were received, one of which was a petition paper (c/o Metropolis) and one from Cllr Burgess. The further objections are:

- The effect of the basement on the structure of neighbours property (10.12).
- The appearance of the front lightwell (10.4 – 10.6)
- Sub-standard living conditions (10.14)

External Consultees

8.3 None

Internal Consultees

8.4 None

9.0 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 is a material consideration and has been taken into account as part of the assessment of these proposals.

9.2 The National Planning Practice Guidance 2014 is a material consideration in the assessment of 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, Development Management Policies 2013 and Site Allocations 2013:

Islington Local Plan

None

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10.0 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Design
- Landscaping and trees.
- Impact on neighbour amenity.
- Quality of the resultant accommodation.

Design Considerations

10.2 Basement work: The property already has a basement cellar which extends under 65% of the existing footprint of the house. It accommodates a bedroom to the rear (Bedroom 3) and a storage room to the front. The head height is very tight (1.9 metres) and light is compromised for the rear bedroom as a result of the small rear light well and small window. It is proposed to extend the existing basement area by six square metres to facilitate an additional bedroom and en-suite bathroom. The depth of the basement would be increased by approximately one metre to achieve acceptable head height in line with Islington's guidance.

10.3 This proposal is only for the extension and alteration to an existing basement level under the property, and is not for the provision of an entirely new level of excavation beneath the existing property, nor is it for a basement under the rear garden. The degree of basement work involved is little different from what may be commonly found within many Victorian cellars, and the area of basement proposed under the existing footprint of the house could be developed under permitted development rights.

10.4 Front lightwell: The proposal will create a front lightwell with a forward depth of 1.2 metres. This will allow for the retention of a front garden of 2 metres in depth. The lightwell bay window will replicate the ground floor with the tripartite arrangement of glazing. This design approach accords with Islington's Urban Design Guidelines in regard to basement extensions. The existing oversized and poorly designed bike store will be replaced and the bins stored more discreetly.

10.5 The east side of Huddleston Road is almost entirely characterised by lightwells. They are less common on the west side but three were identified at the officer's site visit, including lightwells at Nos.153 and 165. Moreover, the proposed lightwell would be discreet, retaining the majority of the front garden area, whilst the basement bay window would be appropriate in design, matching that at ground floor in materials and proportions. Given this, the introduction of a modest lightwell extending to less than half of the distance between the front of the property and the public highway does not result in an inappropriate or alien feature within the streetscape. It will not detract from the appearance of the property's front elevation

or materially alter the hierarchy of the terrace and complies with Islington Urban Design Guidelines.

- 10.6 The proposed lightwell appropriately wraps around the front bay window and is not full width. The well would be framed by a simple steel railing one metre high. It maintains a significant amount of front garden area and is a discreet change to the building and will not lead to material harm to the character or appearance of either the individual property or Huddleston Road more widely.
- 10.7 Rear infill extension: The rear infill extension would replace an existing one and extend out further to be flush with the line of the existing main two storey rear extension. It would continue to be of monopitch form and will be raised in height on the boundary from 2.0 metres to 2.3 metres. The infill to the rear would not disrupt an existing rhythm since there is not one there to begin with, with a variety of elevations in materials, heights, widths and depths.
- 10.8 As such, this extension does not disrupt an existing rhythm. It is a modest amendment that maintains the existing appearance of the building and will be but a minor addition to a terrace that is characterised by a mix and variety of different elevational appearances.
- 10.9 The amended scheme is not considered to be materially harmful to the appearance and character of the property, the terrace, or the wider streetscape. It would not be contrary to policies DM2.1, CS9 of the Development Management policies 2013 or policy CS9 of the Core Strategy 2011.

Landscaping and Trees

- 10.10 The works to the rear will result in a loss of approximately 4sqm of rear garden space, however this area is currently hard standing immediately to the rear of the existing single storey rear extension. However, the retained garden will exceed 60sqm and there would be no impact on existing trees and shrubs.

Neighbouring Amenity

- 10.11 The infill rear extension has been reduced in height to 2.3 metres, from an initial 2.8 metres. The neighbour at 133 Huddleston Road already has an infill extension of identical form and dimensions to the subject property. The neighbour extension is a storage/ workshop room. The replacement infill extension will not materially lead to loss of light or outlook, nor produce an unreasonable sense of enclosure for the neighbour.
- 10.12 The existing basement will essentially be excavated to provide reasonable head height. It will not extend under the rear garden and will not lead to ecological, geological or hydrological issues that would have a bearing on neighbour amenity. To ensure that the scheme will not impact on the structure and integrity of the existing building and its neighbours, a condition is proposed for a full Impact Assessment to be prepared and submitted to the Council prior to the commencement of work. Additionally a Construction Management plan will be

required and secured through a planning condition. It should be noted that the Party Wall Act is the civil mechanism to protect the integrity of an adjoining property.

- 10.13 The proposed front lightwell and railings will have no material effect on light, outlook or privacy for the neighbouring occupiers.

Quality of Resulting Residential Accommodation

- 10.14 The enlargement of the rear basement window will improve light for the existing rear bedroom, and the excavation work at the front, to improve the floor to ceiling height, will ensure the additional front bedroom will have acceptable light and outlook levels. Since both habitable rooms are for bedroom use, the levels of light and outlook are more than acceptable. At ground floor level, the infill to the rear passage will provide a kitchen/diner/living space of 27sqm. This is 2sqm below the minimum for a four bedroom unit however it is considered to be acceptable, since the maisonette benefits from sole use of the 63sqm rear garden.

- 10.15 The work would not be contrary to policy DM3.4 of the Development Management policies 2013 or policy CS12 of the Core Strategy 2011.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed development for the front lightwell, extended basement and rear extension will not materially harm the appearance of the building or the street.
- 11.2 The proposed development for the front lightwell, extended basement and rear extension will not materially harm the amenity of adjacent residents.
- 11.3 A condition will be secured to ensure that the new work will not harm the structural integrity of adjacent property. As such the proposal is considered to be acceptable and in line with adopted national and local planning policies.

Conclusion

- 11.4 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 to secure the following:

List of Conditions:

1	Commencement
	<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>
2	Approved plans list
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: 001P1, 002P1, 003P1, 004P1, 010P1, 100P4, 200P4, 201P4, 300P4, Design and Access Statement and addendum 02/03/2015 (Clive Sall Architecture)</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 works 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>CONSTRUCTION MANAGEMENT PLAN: A Construction Management Plan and Impact Assessment Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The report shall assess impacts during the construction phase of the development on nearby residents together with means of mitigating any identified impacts. The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: In order to mitigate the impact of the development to nearby residents.</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.</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 accordance with the requirements of the NPPF.</p>
2	<p>Hours of Construction</p>
	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system – Building Regulations as well as Environmental Health Regulations.</p> <p>Any construction works should take place within working day.</p> <p>The Pollution Control department lists the normal operating times below.</p> <p>Delivery and operating times – the usual arrangements for noisy works are</p> <ul style="list-style-type: none">• 8am – 6pm Monday to Friday• 8am – 1pm Saturday• no noisy works on Sunday or Public Holiday (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.

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.

The National Planning Policy Guidance 2014 provides planning practice guidance for the implementation of the policies set out in the NPPF. The NPPG 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 2015, 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 2015 - 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

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

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

Policy CS10 (Sustainable Design)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

Housing

DM3.4 Housing standards

DM6.3 Protecting open space

Designations

The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

Islington Local Plan

London Plan

None

None

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Urban Design Guide

London Plan

Sustainable Design & Construction