

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 B | | |
| Date: | 8 October 2015 | NON-EXEMPT |

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| Application number | P2015/2430/FUL |
| Application type | Full Planning Application (Council's own) |
| Ward | Highbury East |
| Listed building | Not Listed |
| Conservation area | Highbury New Park |
| Development Plan Context | Local Cycle Route Within 50m of Sotheby Road Conservation Area |
| Licensing Implications | None |
| Site Address | 18 Crowfield House, 125 Highbury New Park, London, N5 2DU |
| Proposal | Installation of new domestic fire protection system including the installation of a water storage tank, fire booster pumps, controllers and appropriate pipe work situated at the rear of the block of flats. |

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| Case Officer | Emily Benedek |
| Applicant | Islington Council |
| Agent | Neil Lester |

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission - subject to the conditions set out in Appendix 1.

2. SITE PLAN (site outlined in black)



Location of works

3. PHOTOS OF SITE/STREET

Location of works



Image 1: Aerial Photo of the Front of the Site



Image 2: Aerial Photo of the Rear of the Site

Location of works

4. SUMMARY

- 4.1 Planning permission is sought for the installation of new domestic fire protection system including the installation of a water storage tank, fire booster pumps, controllers and appropriate pipe work situated at the ground floor level to the rear, of the block of flats called Crowfield House, which is Council owned.
- 4.2 The application is brought to committee because it is a Council-own development.
- 4.3 The proposed alterations to the rear at the ground floor level will neither harm the appearance, character or appearance of the buildings nor the wider street scene, nor will it materially affect the amenity of adjacent residents.
- 4.4 It is recommended that planning permission be granted subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site comprises of an irregularly shaped five storey building located on the east side of Highbury New Park at the junction with Balfour Road. The property is

a purpose built block of flats used for residential purposes and contains 50no. self-contained flats.

- 5.2 The building is not listed however the site is located in the Highbury New Park Conservation Area. The surrounding area is predominantly residential in character.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the installation of new domestic fire protection system including the installation of a water storage tank, fire booster pumps, controllers and appropriate pipe work situated at the ground floor to the rear of the block of flats to the Council owned building at Crowfield House.

- 6.2 The proposed water storage tank enclosure will be located at the ground floor level and will measure 1.065 metres in depth, 0.65 metres in width and 1.27 metres in height. It is proposed that the metal enclosure will be finished in mahogany brown to match the exterior of the existing doors. New boxing on the outside of the water storage tank will conceal and enclose the new pipe work, fire booster pumps and controllers. All works will take place the ground floor level with the exception of the new sprinkler riser and cables which will link up the third floor level. However these pipes will be located internally within the building.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P022134** - Installation of replacement UPVC windows. Approved 01/11/2002.

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 None

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to 69 occupants of adjoining and nearby properties at Highbury New Park, Kelross Road and Balfour Road on the 13/07/15. A site notice was placed outside the site and the application was advertised in the Islington Gazette on 16 July 2015. Therefore the public consultation expired on 06/08/15. At the time of the writing of this report no responses had been received from the public with regard to the application.

Internal Consultees

- 8.2 **Design and Conservation Officer:** No objection to the proposed works

- 8.3 **Building Control Officer:** No objection

External Consultees

8.4 **LAMAS:** No objection

8.5 **London Fire Brigade:** No comments received to date

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 and Planning Policy Guidance seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG 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 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, The Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Designations

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

- Highbury New Park Conservation Area.
- Local Cycle Route
- Within 50m of Sotheby Road Conservation Area

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:

- Design and Conservation
- Amenity
- Access
- Sustainability

Design and Conservation

10.2 Islington's Planning Policies and Guidance encourage high quality design which complements the character of an area. In particular, policy DM2.1 of Islington's adopted Development Management Policies requires all forms of development to be high quality, incorporating inclusive design principles while making a positive

contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics. It is also considered that policy DM2.3 is important in this application to ensure all development continues to preserve and enhance the character and appearance of the Conservation Area.

- 10.3 The application site is located in the Highbury New Park Conservation Area. Although the site itself is not of the same high quality design as other buildings within this Conservation Area, it is important to ensure that any new development continues to preserve and enhance the character and appearance of the Conservation Area and should ensure that these works would not be visible from the street scene.
- 10.4 The existing water tank will be removed and replaced with a new enclosed water tank at the ground floor level which has been designed to be more in keeping with the character and appearance of the building. The proposed water tank and replacement pipework will be painted mahogany brown in order to be in keeping with the materials used in the existing building. A condition has been attached to ensure the materials used in the external surfaces match those detailed on the proposed plans which state that the pump and equipment enclosure will be mahogany brown to match the existing rear door colour. Given the size and siting of the proposal at the ground floor level only, it is not considered to have a detrimental impact on the character and appearance of the building.
- 10.5 Furthermore, the application site is staggered to the rear and as the proposed works will be located in a section of the building which is currently inset, it will be sheltered from public views by the adjoining walls. In addition, the new sprinkler riser and cables will be located internally at the third floor level. Given that the proposal will be located at the rear of the building and set into the inset area, it will not be visible from the public realm, it is not considered to have a harmful impact on the character and appearance of the Highbury New Park Conservation Area or wider locality.
- 10.6 Given the above, the proposal is considered to be consistent with the aims of Council objectives on design and in accordance with policies 7.4 (Character) of the London Plan 2015, CS8 (Enhancing Islington's character) of the Core Strategy 2011 and Development Management Policies DM2.1 and DM2.3.

Neighbouring Amenity

- 10.7 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy and an increased sense of enclosure. A development's likely impact in terms of light pollution, safety, security, noise and disturbance is also assessed. The proposal is subject to London Plan Policies 7.14 and 7.15 as well as Development Management Policies DM 2.1 and DM6.1 which requires for all developments to be safe and inclusive and maintain a good level of amenity, mitigating impacts such as noise and air quality.
- 10.8 There have been no objections to the proposed development and the proposal will be set at a low level below the height of any neighbouring windows. The proposal is therefore not considered to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

Access

- 10.9 The proposed equipment will be located at the rear of the block of flats and will not block any existing entrance doors or external stairs. As such the proposal will not have an impact on existing access arrangements.

Sustainability

- 10.10 The proposal will not have an impact on the sustainability of the building.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed new domestic fire protection system including the installation of a water storage tank, fire booster pumps, controllers and appropriate pipe work are considered to be acceptable with regards to the design, neighbour amenity and sustainability.
- 11.2 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

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 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 approved shall be carried out in accordance with the following approved plans:</p> <p>001, 002-268-06-PA01 Rev O2, FIRETEC UK LIMITED ENV 01 Short Environmental Statement, Site Photos, Letter from agent dated 15th June 2015</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p> |
| 3 | Materials |
| | <p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved 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:

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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 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> |
| 2 | Definitions |
| | <p>INFORMATIVE: (Definition of 'Superstructure' and 'Practical Completion') A</p> |

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| | number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The council considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The council considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out. |
| 3 | Hours of Working |
| | The applicant is advised that the accepted working hours for development within the borough are: 8:00am-5:00pm on Mondays to Fridays, 9:00am-1:00pm on Saturdays and not at all on Sundays, Bank or Public Holidays. |

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 and the Finsbury Local Plan 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

3 London's people

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)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

DM2.3 Heritage

Energy and Environmental Standards

DM 7.2 Energy efficiency and carbon reduction

DM7.4 Sustainable Design Standards

5. 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:

- Highbury New Park Conservation Area.
- Provisional Article 4.2 Area
- Local Cycle Route
- Within 50m of Sotheby Road Conservation Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

London Plan

Urban Design Guide (2006)

Conservation Area Design Guidelines (2002)

