

PLANNING COMMITTEE REPORT

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

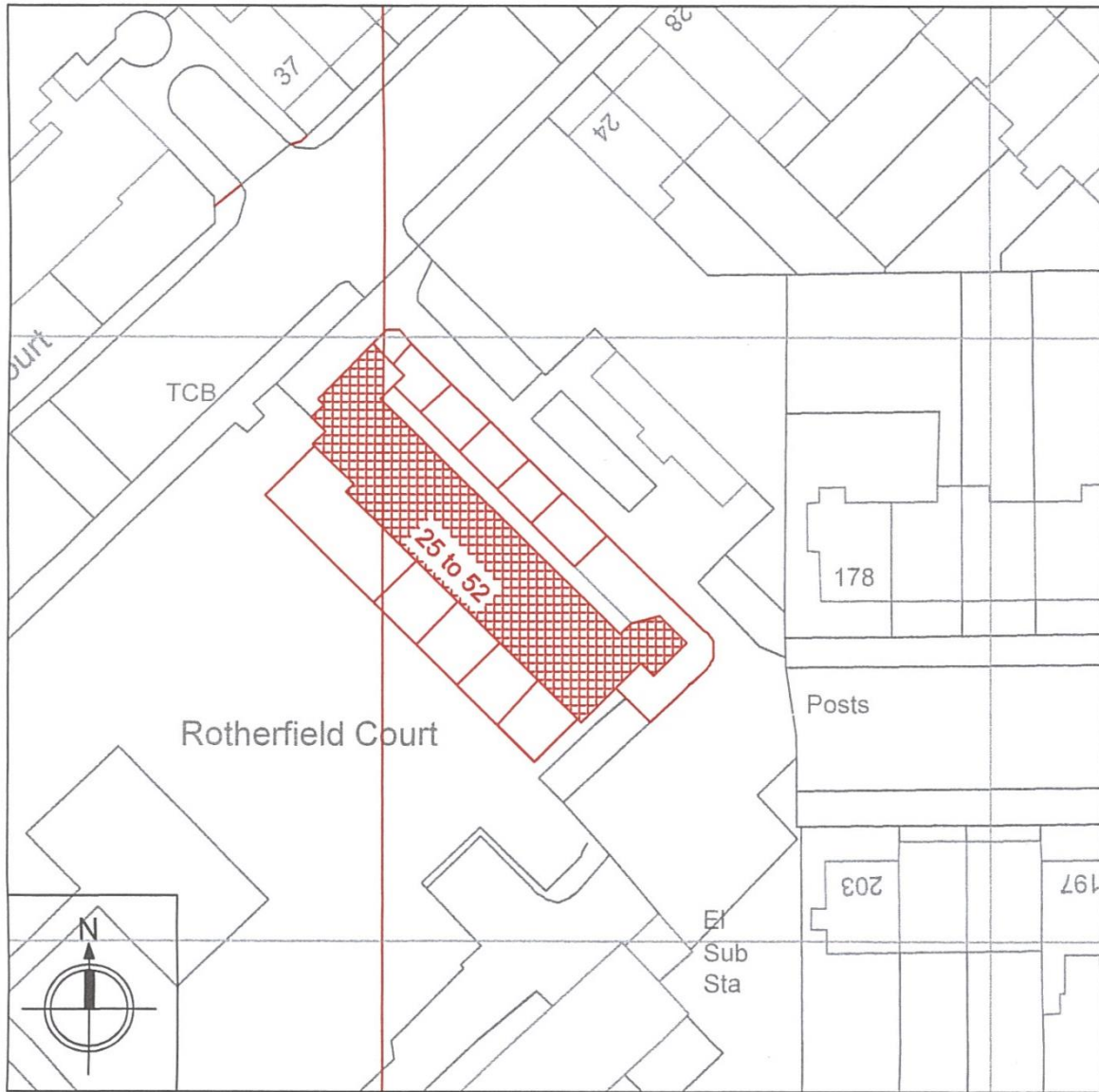
PLANNING SUB COMMITTEE A		
Date:	22 October 2015	NON-EXEMPT
Application number	P2015/2620/FUL	
Application type	Full Planning (Council's Own)	
Ward	Canonbury	
Listed building	Not listed	
Conservation area	Not in a conservation Area	
Site Address	25-52 Rotherfield Court Rotherfield Street Islington London N1 3BN	
Proposal	Installation of steel hand railings (1.1m high) at roof level of the building.	
Case Officer	David Nip	
Applicant	Breyer Group Plc - Ms Linda Harris	
Agent	FES Group - Mr David Johnstone	

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: View of the building from Rotherfield Street (Southwest elevation)



Image 2: Closer view of the building from Elizabeth Street (Southwest elevation)



Image 3: Northeast (rear) elevation of the building from Elizabeth Street



Image 4: Long view from junction of Halliford Street and Elizabeth Street



Image 5 : Further view of the rear elevation from Halliford Street

4 SUMMARY

- 4.1 This application seeks permission for the installation of freestanding 1.1m high railings to the edge of the roof of 25-52 Rotherfield Court.
- 4.2 The main considerations are the impact of the development on the character and appearance of the area and the impact of the development on the residential amenities of the neighbouring occupiers.
- 4.3 This proposed development is considered acceptable, the proposed railings provide an essential edge protection system to the occupiers of building. The development would be in keeping with the character of the area and would not unduly harm the amenities of the neighbouring occupiers.
- 4.4 The application is being presented to committee because it is a Council owned scheme.

5. SITE AND SURROUNDING

- 5.1 The site is the flat roof area of 25-52 Rotherfield Court, which is an eight storey Council block, fronting the junction of Rotherfield Street and Elizabeth Avenue. The surrounding area is predominately residential.

5.2 The site is not listed. It is not located within a conservation area but is located at proximity to the Canonbury East conservation area.

6.0 PROPOSAL (in Detail)

6.1 The proposal comprises installation of freestanding galvanised steel railings around the edge of the roof to all four elevations. The height of the railings would be 1.1m, setting back by 1.2m from the edge of the roof. The proposed railings would provide edge protection for maintenance of the roof.

6.2 A revision to the proposal has been received during the application, the amended plan (PD002 rev B) shows repositioned railings, the set back has been increased from 600mm to 1200mm when measured from the roof edge.

7.0 RELEVANT HISTORY:

Planning Applications

7.1 No relevant planning application to the site.

Enforcement

7.2 No relevant enforcement matters

Pre-application Advice:

7.3.1 No formal pre application advice has been sought.

8.0 CONSULTATION

Public Consultation

8.1 Letters were sent to 120 occupants of adjoining and nearby properties on 28th August 2015. A site notice was also displayed. The public consultation of the application therefore expired on 18th September 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, no responses had been received from the public with regard to the application.

Internal Consultees

8.3 **Design and Conservation** – The proposed development will be partially visible from some parts of the East Canonbury Conservation Area. The 1.1m tall railings would not unacceptably detract the character and appearance of the 8-storey

building, however, they should be set back from the edge of the roof to minimise the visual impact.

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 is also 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 relevant designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013 are listed in Appendix 2.

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 of the development on the character and appearance of the area
- The impact of the development on the on the residential amenities of the neighbouring occupiers

Impact of the development on the character and appearance of the area

- 10.2 Policy 3.5 of the London Plan 2015 requires housing development to be of the highest quality; policies 7.1, 7.4, 7.5 and 7.6 state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context.

- 10.3 Development Management Policy DM2.1 requires all forms of development to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.
- 10.4 The proposed railings would be located at the roof top level, they measure 1.1m high and would be set back from the edge by 1.2m, and it is not considered that the proposed railings would be visible from the immediate street scene. It is anticipated however that the proposed railings will be partially visible from longer views, including the surrounding East Canonbury Conservation Area.
- 10.5 Whilst the principle of development is acceptable and the proposed structure is minor in scale in relation to the host building, it was suggested that the railings should be set further away from the edge of the roof to mitigate the visual impact caused; and the set back has been increased from 600mm as originally submitted to 1200mm (1.2m).
- 10.6 The submitted drawings show that the height of the railings is “adjustable” to maximum 1.35m in height. There is no evidence submitted to demonstrate the need to increase the railings height. A condition is recommended (condition 4) to ensure that the maximum height of the railings is no greater than 1.1m. Furthermore, the railings shall be painted black to further reduce the visual impact and match with the existing railings on ground level.
- 10.7 Overall the proposals would have an acceptable impact on the appearance of the locality and the adjoining conservation area.

Impact of the development on the on the residential amenities of the neighbouring occupiers

- 10.8 Policy 7.6 of the London Plan and Development Management Policy DM2.1 requires that development should have regard to the form and layout of existing and adjacent buildings; good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook
- 10.9 The proposed railings would be located at the roof level and would not have any material impact to the occupiers on site or within the locality. The proposed development is acceptable in residential amenity terms.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed development is acceptable. It would cause no harm to the character and appearance of the area and there would be no undue loss of residential amenity to the neighbouring occupiers.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to conditions to secure the following:

List of Conditions:

1	3 Year Consent Period
	<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 retained in accordance with the following approved plans: PD001 dated 29/06/2015, Specification of railings “Height Safe System – Freestanding roof edge protection”, PD002 rev. B dated 30/09/2015.</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 (COMPLIANCE):
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the submitted specification “Height Safe Systems” and within the application form. 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>
4	Height and colour of railings (COMPLIANCE):
	<p>CONDITION: Notwithstanding the approved materials schedule and plans, the proposed railings hereby approved shall be painted black, and shall be maximum 1.1m in height.</p> <p>REASON: To protect the character and appearance of the building and the surrounding area, in accordance to policy DM2.1.</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. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with 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.

The National Planning Practice Guidance is also 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

3 London's people

Policy 3.16 Protection and enhancement of social infrastructure

7 London's living places and spaces

Policy 7.4 Local character

Policy 7.5 Public realm

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

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- Urban Design Guide