

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 A		
Date:	22 nd October 2105	Non-exempt

Application number	P2015/2898/FUL
Application type	Full Planning Application
Ward	Caledonian
Listed building	Not listed
Conservation area	Not in a Conservation Area
Development Plan Context	none
Licensing Implications	none
Site Address	Islington Tennis Centre Market Road London N7 9PL
Proposal	Erection of a single storey extension to west elevation.

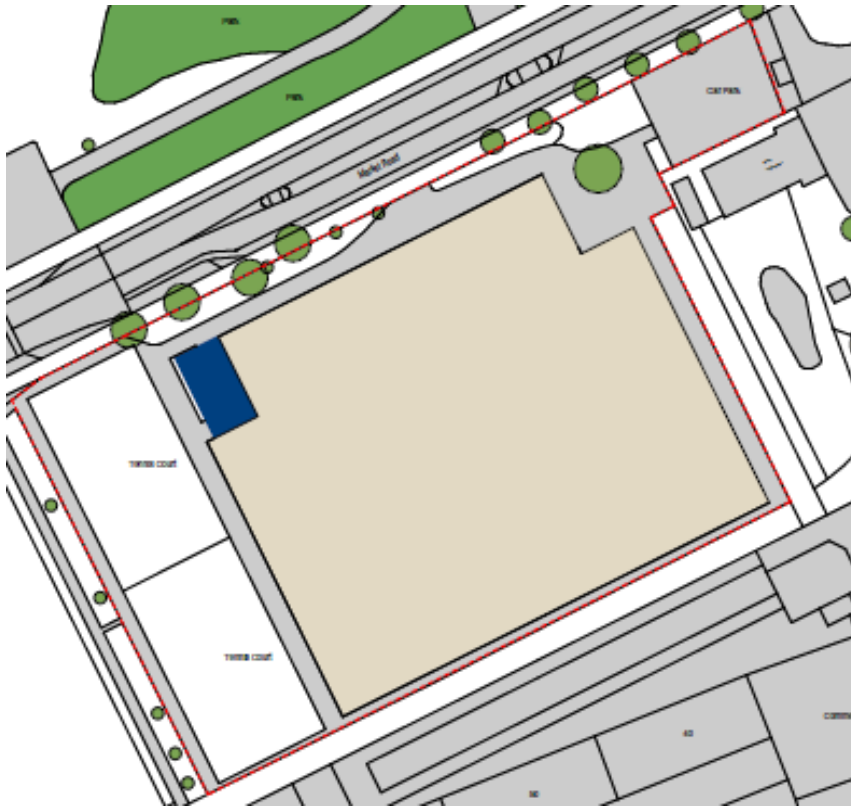
Case Officer	Ben Phillips
Applicant	Mrs Lucy Murray-Robertson for GLL
Agent	Arkon Associates LTD

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

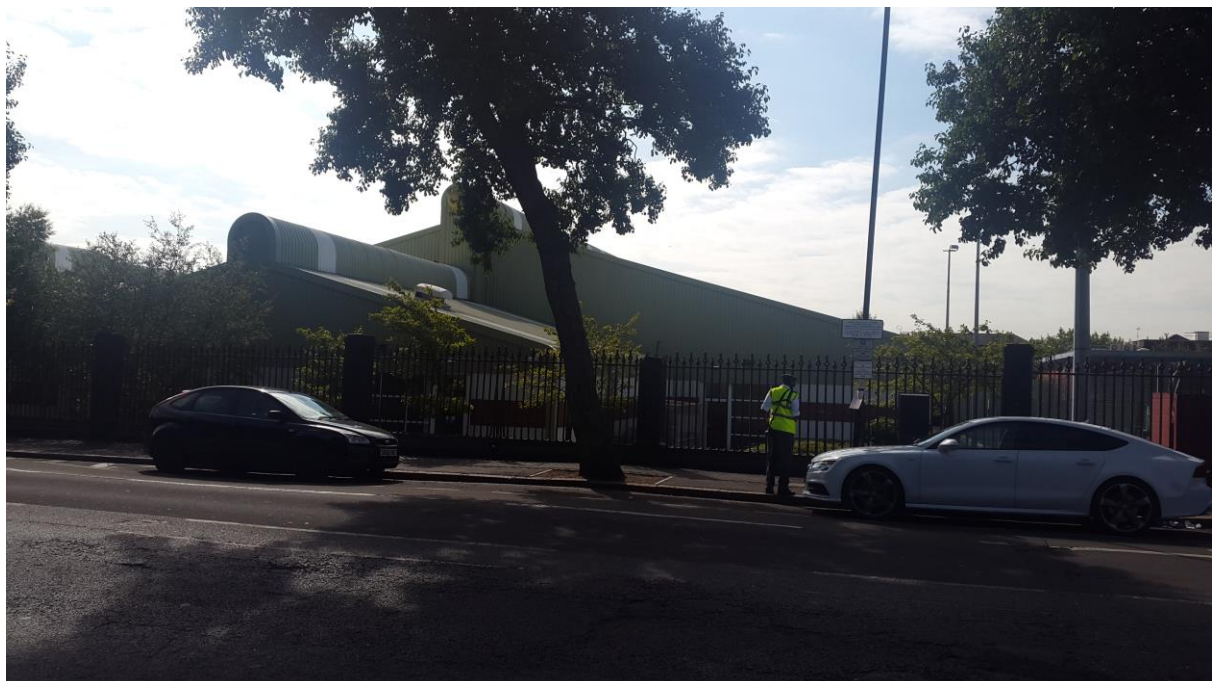


Image 1: View of existing building from Market Road



Image 2: Site of extension

4. SUMMARY

- 4.1 The application proposes a single storey side extension to the Tennis Centre which will extend the existing gym/aerobic studio.
- 4.2 It is considered that the proposed scheme will provide an enhanced sporting facility and will be in keeping with the character and appearance the existing building and street scene.
- 4.3 The proposal will provide for an enhanced sporting facility in accordance with Policy CS17 and will be in keeping in terms of design and scale with the existing building in accordance with Policy DM2.1.
- 4.4 The application is brought to Committee as it is a Council own application.

5. SITE AND SURROUNDING

- 5.1 The application relates to Islington Tennis Centre, sited along Market Road. The Centre (use class D2 assembly and leisure) was opened in 1989 and upgraded in 1999. The Centre is located within a large part single storey part two storey (at the rear) warehouse type structure and surrounded by football and hockey pitches, covering an area of 8432m².
- 5.2 The site sits opposite Caledonian Park. The area is characterised by mostly residential development, the exception being the sports centre.

6. PROPOSAL (IN DETAIL)

- 6.1 It is proposed to erect a single storey extension to the front north-west corner of the building, sited in-line with the existing front elevation and providing an extension to the existing gym/aerobic studio.
- 6.2 The single storey extension will have a large expanse of glazing to the front to match the existing front elevation and measures 4.4m x 7.4m, it will have a sloping roof to match the existing building and will replace an area of planting and air conditioning units.
- 6.3 The existing air conditioning units will be re-sited; however the exact siting has not been agreed as yet. This will be subject to a further planning application in the future.

7. RELEVANT HISTORY:

Planning Applications

- 7.1 None relevant

Enforcement

- 7.2 None

Pre-application Advice

- 7.3 No formal advice given

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 23 adjoining and nearby properties on the 27th of July. A site notice and press advert were displayed on 30th of July 2015. The public consultation of the application therefore expired on 20th of August 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 representations have been received.

Internal Consultees

- 8.3 **Planning Policy** : no objection in principle. Development should preserve and enhance biodiversity – consideration should be given to the loss of the landscaped area and implications for surface water run off.

- 8.4 **Inclusive Design** : The applicant should note that as a service provider they have duties relating to the Equalities Act 2010. There is no mention of the inclusive design policies in Islington's SPD.

External Consultees

- 8.5 None

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 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 Since March 2014 Planning Practice Guidance for England has been published online.

Development Plan

- 9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, 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

- 9.4 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:

none

Supplementary Planning Guidance (SPG) / Document (SPD)

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:

- Land use
- Design
- Landscaping & Trees
- Access

Land Use

- 10.2 The supporting text of Development Management Policy DM6.4 states that indoor and outdoor sport and recreation facilities within Islington are important assets for public health and enjoyment, and for engendering a sense of community.
- 10.3 Core Strategy policy CS17 states that existing sports facilities should be safeguarded and improved in quality, accessibility and capacity (where possible) so that the maximum use of all existing facilities can be made.
- 10.4 The proposed development is an extension to an existing building and does not introduce a new use. It does however intensify the existing use and improve the existing sport facility in accordance with the above policy. In principal therefore it is considered that the development in land use terms is acceptable. The enlargement of the building and its impact visually is considered below.

Design

- 10.5. Policy DM2.1 of Islington's Development Management Policies states that all forms of development are required 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.
- 10.6 The existing structure is finished in profiled metal with three pitched roofs to the front. The building is painted white and red, although as part of the general refurbishment, the extension and the frontage will be re-painted dark grey.
- 10.7 The proposed extension will sit comfortably in the existing corner of the building and will include a sloping roof to match the frontage.
- 10.8 Whilst the symmetry of the frontage will be slightly compromised, the rhythm will be maintained and it is considered that, given the limited scale of the extension, the matching materials, roof profile and glazing, it will be in keeping with the existing building, and will not detract from its character and appearance.
- 10.9 The ground level of the building is set below the level of Market Road (and somewhat screened by the existing and retained tree landscaping along the front boundary). As such the visual impact of the extension upon the street

scene is limited, and in any case, as stated above, the impact upon the character and appearance of the existing building is considered acceptable. .

Landscaping and Trees

- 10.10 The Planning Policy officer raises concern with the loss of the planting area. Policy DM6.5 states that developments must protect, contribute to and enhance the landscape, biodiversity value and growing conditions of the development site and surrounding area, including protecting connectivity between habitats. It states that developments are required to minimise any impacts on trees, shrubs and other significant vegetation.
- 10.11 The proposed extension will replace an area of bed planting (as well as some air conditioning units). However the bed planting area measures 11.5m x 5m and is not considered to constitute 'significant vegetation'.
- 10.12 The landscaping strip to the front of the site, containing mature trees that screen the building from Market Road is considered of greater importance. This area will be maintained, and a condition to protect these trees during construction is recommended at condition 3.
- 10.13 As such, it is not considered that the development will lead to an unacceptable loss of biodiversity and will minimise the impact upon the nearby trees in accordance with this policy.

Access

- 10.14 In terms of access, as stated above, the extension will provide for additional gym space internally. The comments of the Inclusive Design officer relate to the building as a whole rather than the additional space, and whilst it is understood that works are planned to be undertaken to the existing facility in line with Inclusive Design Policies, this is not considered material for this planning application.

Other Matters

- 10.15 Given the siting of the extension within the sport complex, it will have no additional detrimental impact upon any neighbouring property.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 It is considered that the proposed development will provide an enhanced sporting facility and will be in keeping with the character and appearance the existing building and street scene, in accordance with Policies DM6.4, DM2.1 and CS12.
- 11.2 The development will not have a detrimental impact upon biodiversity or the amenities of any neighbours, in accordance with Policies DM6.5 and DM2.1.

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

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

List of Conditions:

1	Commencement
	<p>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>The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design & Access Statement (July 2015), P100, P101, P102, P103, P104, P105, P106, Tree Plan 150713-1.0-ITC-TP-NC, P002, P003, MAR 15</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	Trees
	<p>The trees shown for retention on drawing no. 150713-1.0-ITC-NP-NC shall be retained.</p> <p>REASON: In the interest of the protection of trees and to safeguard visual amenities.</p>
4	Materials
	<p>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>

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.

Since March 2014 Planning Practice Guidance for England has been published online.

2. 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, Consolidated with Alterations since 2011

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

3 London's people

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving health and addressing health inequalities

7 London's living places and spaces

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.18 Protecting local open space and addressing local deficiency

Policy 7.19 Biodiversity and access to nature

Policy 7.20 Geological conservation

Policy 7.21 Trees and woodlands

B) Islington Core Strategy 2011

CS17 Sports Facilities

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

Employment

Health and open space

DM2.3 Heritage

DM6.1 Healthy development
DM6.4 Sport and Recreation
DM6.5 Landscaping, trees and biodiversity

5. 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:

- none -

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

The following SPGs and/or SPDs are relevant:

None