

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department  
PO Box 333  
222 Upper Street  
London N1 1YA

<b>PLANNING SUB-COMMITTEE A</b>		
Date:	1 December 2015	<b>NON-EXEMPT</b>

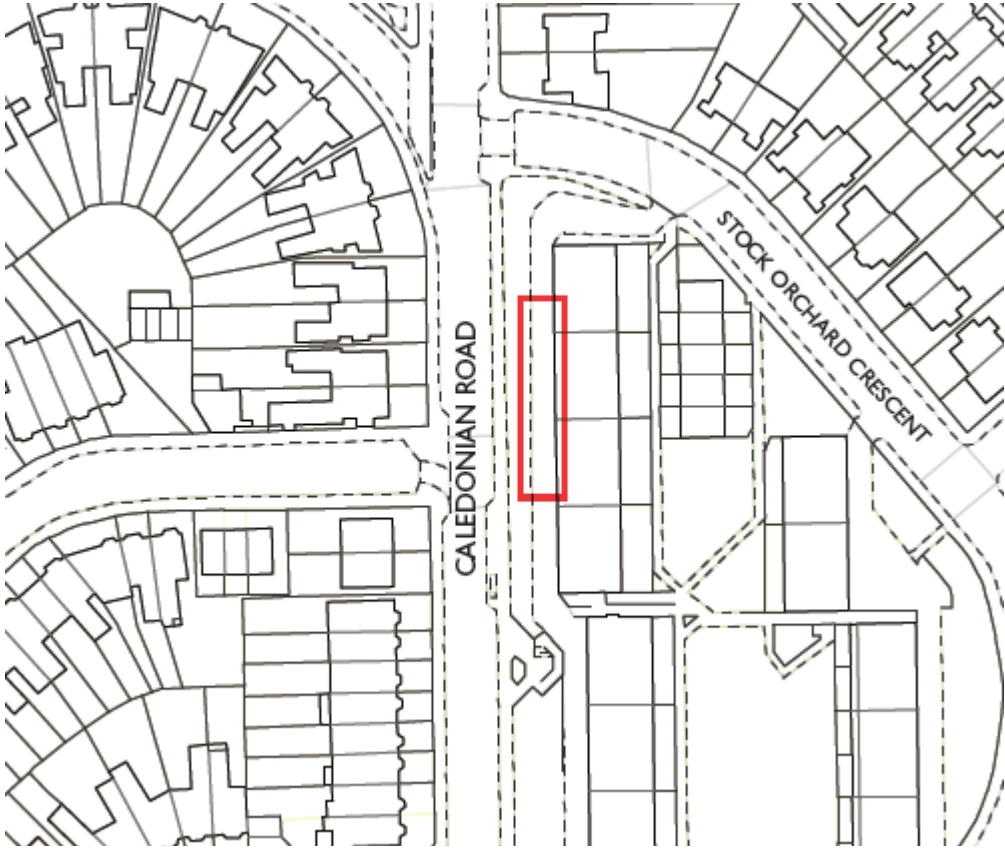
Application number	P2015/3953/ADV
Application type	Advertisement Consent (Council's own)
Ward	Holloway
Listed building	Not Listed
Conservation area	N/A
Development Plan Context	Within 100m of Strategic Road Network Road Within 50m of Hillmarton Conservation Area
Licensing Implications	None
Site Address	Pavement opposite 541/543 Caledonian Road, London, N7
Proposal	Installation of a freestanding internally illuminated advertisement display panel (6 sheet) on the pavement opposite 541/543 Caledonian Road

Case Officer	Emily Benedek
Applicant	Islington Council
Agent	Jeremy Foster

### 1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



### 3. PHOTOS OF SITE/STREET

Location of sign



Image 1: Aerial Photo of the Front of the Site



Image 2: Street View of the Site

Location of sign

### 4. SUMMARY

- 4.1 Advertisement consent is sought for the installation of a free standing internally illuminated advertisement display panel (6 sheet) on the pavement opposite 541/543 Caledonian Road.
- 4.2 The application is brought to committee because it is a Council-own development.

4.3 The proposed advertisement display panel will neither harm the character or appearance of the adjacent buildings nor the wider street scene, nor will it materially affect the amenity of adjacent residents or have a detrimental impact on pedestrian and highways safety.

4.4 It is recommended that advertisement consent be granted subject to conditions.

## **5. SITE AND SURROUNDING**

5.1 The advertisement is proposed to be sited on the wide pavement fronting Caledonian Road, with railings separating the pavement from the grass verge to the rear. The site is located opposite 541-543 Caledonian Road and outside the residential units in Sturmer Way. The immediate area is characterised by residential units varying between three and four storeys in height.

5.2 The building is not listed however the site is not located in a conservation area. The surrounding area is predominantly residential in character.

## **6. PROPOSAL (IN DETAIL)**

6.1 Advertisement consent is sought for the installation of a freestanding internally illuminated advertisement display panel (6 sheet) on the pavement opposite 541/543 Caledonian Road.

6.2 The proposed sign will measure a maximum of 2.695 metres in height, 1.37 metres in width and 0.24 metres in depth. The visible area of the digital screen display will measure 1.15 metres in width and 1.76 metres in height. The proposed display will be internally illuminated and the LED backlit display brightness will be fully adjustable to distinguish between day and night ambient levels.

### **Revisions:**

6.3 Revisions were made to the plans on 19 October 2015 as the sign was changed from being non-illuminated to internally illuminated, a full neighbour reconsultation was carried out on the amended plans.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

7.1 None

### **ENFORCEMENT:**

7.2 None

### **PRE-APPLICATION ADVICE:**

7.3 None

## 8. CONSULTATION

### Public Consultation

- 8.1 Letters were sent to 51 occupants of adjoining and nearby properties at Sturmer Way, Russet Crescent and Caledonian Road on the 02/10/15. A site notice was placed outside the site on 8/10/15. Therefore the public consultation expired on 29/10/15. Neighbours were re-consulted on amended plans on 19/10/15. The consultation period therefore expired on 12/11/15.
- 8.2 At the time of the writing of this report five (5) 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):
- Proposal will be an eyesore (10.5)
  - Proposal intrusive (10.5)
  - Advertisement displays should be placed outside Council buildings and not in residential areas (8.3)
  - Opposite side of road is a Conservation Area so putting advertisement hoarding opposite is hypocritical (10.5)
  - Location dangerous adjacent to a bus stop (10.8)
  - People drive down this road at speeds in excess of speed limit. More appropriate to look into this problem rather than place distractions on the roadside. (8.2)
  - Loss of light to the flats (10.6)
  - Inappropriate location for advertisements signs (10.3)
  - Visual clutter (10.5)
  - Public consultation insufficient (8.3)
  - Impact on Nos 541 and 543 Caledonian Road (10.6)
- 8.3 Concerns relating to speed limits of existing road users is not a material planning consideration that can be taken into account when assessing an application. Each application must be considered on its own merits in terms of size and location. The Council carried out a full public consultation to all properties immediately adjoining the site and a site notice was placed outside the location of the proposed sign.

### Internal Consultees

- 8.4 **Design and Conservation Officer:** Objects to the proposal. The panels would not constitute a positive addition to the streetscene, and they would be very prominent. The proposal could result in oppressive structures and would harm the setting of the Hillmarton Conservation Area on the opposite side of the road.
- 8.5 **Highways:** No objection to the proposal.

### External Consultees

- 8.5 **Transport for London:** No objection to the principle of development subject to the inclusion of conditions.

## 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:
- Within 100m of Strategic Road Network
  - Within 50m of Hillmarton 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:
- Amenity
  - Highways Safety

### Amenity

- 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. Furthermore, Development Management Policy DM2.6 requires all advertisements to be of a high

standard and contribute to a safe and attractive environment. Any new sign should not cause a public safety hazard or contribute to a loss of amenity and should be appropriate to the building,

- 10.3 The application site is not located in a conservation area, although the properties on the opposite side of the road form part of the Hillmarton Conservation Area. Whilst the buildings to the rear of the application site itself are not of the same high quality design as other buildings within the locality, it is important to ensure that any new signage would not have a detrimental impact on amenity.
- 10.4 The proposed advertisement sign will be positioned against the existing railings which act as a separation between the grass verge and the pedestrian highway. Several large trees line the grass verge which partially obscures the residential units behind. To the rear of the grass verge is a terrace of four storey residential dwellings measuring 12 metres in height and the height and scale of these buildings form a dominant presence and setting along the east side of Caledonian Road, against which the setting of the advertisements should be assessed.
- 10.5 The proposed sign will measure 2.695 metres in height and will be set back from the edge of the public highway. It is considered that when viewed against the back drop of the neighbouring residential properties and verdant landscape, the proposed advertisement sign will not create an overly dominant feature that would have a detrimental impact on amenity or would result in unacceptable levels of visual clutter. Given that the sign is located on the opposite side of the road to the residential properties in the Hillmarton Conservation Area and is not viewed against the setting of the heritage assets from either the north or south elevations along Caledonian Road, the proposal is not considered to have a harmful impact on the character and appearance of the conservation area. Furthermore, as the sign is not located in close proximity to any neighbouring residential windows, it is not considered that the signs, by reason of their illumination, would have a detrimental impact on residential amenity.
- 10.6 Concerns have been raised regarding the proposal and the proposed impact on Nos 541 and 543 Holloway Road. The proposed sign will be located 25 metres away from the front windows of these neighbouring properties on the opposite side of Caledonian Road which is a busy thoroughfare through the borough. Given the separation distances between these properties and the proposed sign, the proposal is not considered to have a harmful impact on the occupiers of these neighbouring properties. In addition, the proposed signs will only measure a maximum of 2.695 metres in height and will face away from the residential flats to the rear. The signs will be located 5 metres away from these residential units and it is noted that these properties benefit from garages at the ground floor level. As such, it is not considered that the proposed sign would result in loss of light to the occupiers of these neighbouring residential units.
- 10.7 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 DM2.6.

### **Highways Safety**

- 10.7 It should be ensured that all new advertisement signs do not cause a hazard to pedestrians or road users, as a result of their visual dominance and method of

illumination, in accordance with policy DM2.6 of the Islington Development Management Policies 2013.

- 10.8 The proposed sign will be internally illuminated, will not have flashing illumination and will have an LED backlit display brightness which can be adjusted to suit the day/night ambient levels. The sign will be located 0.5 metres from the railings to ensure there are no public safety hazards and maintain the free flow of pedestrian traffic. The plans have been reviewed by both the Council's Highways team and Transport for London who, subject to attached conditions, raised no objections to the proposal in terms of its size, siting or method of illumination and did not consider the proposed sign would have a detrimental impact on highways safety. The proposal is therefore not considered to cause a hazard to pedestrians or road users in line with policy DM2.6 of the Islington Development Management Policies June 2013.

## **11.0 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed advertisement display panel is considered to be acceptable with regards to amenity and highways safety.
- 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 advertisement consent be granted subject to conditions as set out in Appendix 1 – RECOMMENDATIONS.



## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That the grant of advertisement consent be subject to conditions to secure the following:

#### List of Conditions

<b>1</b>	<b>Standard advertisement conditions</b>
	<p>CONDITION: Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.</p> <p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.</p> <p>Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.</p> <p>No advertisement is to be displayed without permission of the owner of the site or any other people with an interest in the site entitled to grant permission.</p> <p>No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).</p>
<b>2</b>	<b>Luminance</b>
	<p>CONDITION: The advertisement display(s) shall be statically illuminated and the illumination shall not exceed a maximum steady brightness of 300 candelas per square metre during the hours of darkness consistent with the guidance set out in the Institute of Lighting Professionals (ILP) publication: “The Brightness of Illuminated Advertisements” (PLG05, January 2015).</p> <p>The advertisement displays shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interests of visual amenity and highway safety.</p>
<b>3</b>	<b>Display time</b>
	<p>CONDITION: The minimum display time for each advertisement shall be 10 seconds, the use of message sequencing for the same product is prohibited and the advertisements shall not include features/equipment which would allow interactive messages/advertisements to be displayed.</p> <p>REASON: In the interests of visual amenity and highway safety.</p>
<b>4</b>	<b>Special effects</b>
	<p>CONDITION: There shall be no special effects (including noise, smell, smoke, animation, exposed cold cathode tubing, flashing, scrolling, three dimensional, intermittent or video elements) of any kind during the time that any message is displayed.</p> <p>REASON: In the interests of visual amenity and highway safety.</p>
<b>5</b>	<b>Display functions</b>
	<p>CONDITION: The interval between successive displays shall be instantaneous (0.1 seconds or less), the complete screen shall change, there shall be no visual</p>

	effects (including fading, swiping or other animated transition methods) between successive displays and the display will include a mechanism to freeze the image in the event of a malfunction.
<b>6</b>	<b>Installation and maintenance</b>
	<p>CONDITION: The footway and carriageway on the TLRN and SRN must not be blocked during the installation and maintenance of the advertising panel. Temporary obstruction during the installation must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic.</p> <p>REASON: In the interests of highway safety.</p>

**List of Informatives:**

<b>1</b>	<b>Positive statement</b>
	<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. 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>

## **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 2015, 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

**DM2.6** Advertisements

### **3. 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:

- Within 100m of Strategic Road Network Road
- Within 50m of Hillmarton Conservation Area

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

The following SPGs and/or SPDs are relevant:

**Islington Local Development Plan**

**London Plan**

**Urban Design Guide (2006)**