

PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration
 Department
 PO Box 333
 222 Upper Street

PLANNING SUB COMMITTEE A		
Date:	12 April 2016	NON-EXEMPT

Application numbers	P2015/4462/S73
Application types	Full Planning
Ward	Mildmay Ward
Listed building	N/A
Conservation area	East Canonbury
Development Plan Context	East Canonbury Conservation Area
Licensing Implications	None
Site Address	44 Ecclesbourne Road London N1 3AE
Proposals	<p>Section 73 application for the variation to conditions 2 (approved drawings) & removal of conditions 4 (projecting white glazed fame) and 10 (roof terrace) of planning consent ref P112814 dated 29/3/2012 for the :</p> <p>Erection of a two storey two bedroom house and associated landscaping works and alterations</p> <p>The variation of the approved plans condition 2 seeks permission for the following alterations to the approved development:</p> <ul style="list-style-type: none"> - addition of a storey to accommodate a bedroom and bathroom with green roof and photovoltaic panels - lowering of the floor level to the ground floor. - alteration to design of ground floor roof - enlargement of ground floor and first floors - alterations to materials including brickwork - alterations to fenestration and introduction of perforated brick screens with balconies to front and side elevations - alteration to height and design of front boundary treatment, plus alterations to boundary walls.

Case Officer	Joe Aggar
Applicant	Ms Elizabeth Monks
Agent	Paul Archer Design Ltd

1 RECOMMENDATION

The Committee is asked to resolve to **REFUSE** planning permission for the reasons set out in Appendix 1 – Recommendations.

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1 - Aerial view of the site and surroundings



Image 2 - View of rear of the site



Image 3 – View of elevation of the adjoining property at no. 10 St Paul's Road



Image 4 – View of rear elevation at 1 Halliford Street

4 SUMMARY

- 4.1 The proposal would involve an additional storey at third floor level to an extant permission (construction has begun) for a two storey single family dwelling approved in 2012 (P112814) to accommodate a further bedroom and bathroom at third floor. Other external alterations include a perforated brick screen to the front and side elevations with terraces behind. The proposal would also include raising the height of the front brick wall and introducing solar thermal collectors on the roof.
- 4.1 The area is residential in character and the site is located within a Conservation Area.
- 4.2 The design, layout scale and massing of the proposed development is considered unacceptable. The proposed extension would detract from the character and appearance of the application property and character and appearance of the conservation area by virtue of its scale, massing and lack of subservience to the host property.
- 4.3 The proposal is not considered to prejudice the residential amenity of neighbouring properties insofar of loss of light, outlook or increased sense of enclosure and would not be contrary to policy DM2.1 of the Islington Development Management Policies June, 2013.
- 4.4 The application is referred to committee as two councillors have requested the planning application to be heard at planning committee.
- 4.5 The proposal is considered to be unacceptable and not in accordance with the Development Plan policies and planning permission is recommended for refusal.

5 SITE AND SURROUNDING AREA

- 5.1 The site is located at the junction of Halliford Street and Eccelsbourne Road within the East Canonbury Conservation Area. The area is characterised by early Victorian three storey (including basement), semi-detached villas constructed from yellow London stock bricks with slate roofs and stucco detailing, they are typical of buildings of this period.
- 5.2 The house at 1 Halliford Street, a locally listed building, was divided into three flats with planning permission several years ago. The rear garden was divided into two sections, one half for the flat and one half formerly in use by the coach house. The coach house has since been demolished and the site has been vacant for several years.

6 PROPOSAL (in Detail)

- 6.1 The application seeks a variation of conditions 2 and the removal of conditions 4 and 10 to facilitate the introduction of an additional storey to the extant permission for the two storey dwelling. The proposed additional storey would accommodate a bedroom and bathroom. The proposal would alter the brick work from a dark brick to a yellow stock brick, new boundary walls, and propose a perforate brick finish to the side and front elevations.
- 6.2 The proposal would raise the building up by a further storey to the eave height of the adjacent properties on Ecclesbourne Road and would read as three storeys when viewed from the street. The ground floor would be located behind the front boundary wall.
- 6.5 The application has been referred to the planning sub-committee due to the application being called in by two councillors.

7 RELEVANT HISTORY:

PLANNING APPLICATIONS

- 7.1 **September 2015** (P2015/3157/AOD) **approved** for Submission of details pursuant to conditions 3 (detailed drawings or samples of materials), 5 (details of boundary treatments) and 8 (Lifetime Homes Standards) of Full Planning application Ref: P112814 dated 29 March 2012.
- 7.2 **March 2015:** (P2015/0253/AOD) **approved** for Submission of details pursuant to condition 6 (Tree Protection Measures) of planning consent ref P112814 dated 29/03/2012.
- 7.3 **March 2012:** (P112814) **approved** for 'Erection of a two storey two bedroom house and associated landscaping works and alterations'.
- 7.4 **November 2011:** (P111461) **refused** for '*Erection of new three storey 2 bedroom (3 person) house*'.
- REASON: The resulting house, by reason of its excessive height, scale and mass and design at the boundary with the public footway, its prominent position forward of the established building line and the unsatisfactory use of materials would be an harmful and obtrusive development, out of scale and keeping with the character and appearance of the East Canonbury Conservation Area and surrounding street-scenes contrary to policies D4, D5, D8, D22, D24 of the Islington Unitary Development Plan (2002), policies CS8 and CS9 of the Islington Core Strategy 2011, policies 7.4, 7.6 and 7.8 of the London Plan 2011, the East Canonbury Conservation Area Design Guidelines and the Islington Urban Design Guide.*
- 7.5 **January 2011:** (P081910) **withdrawn** for 'Erection of a two bedroom dwelling at rear of Halliford Street'
- 7.6 **November 2007:** (P072354) **granted** for 'Change of use from 2 x s/c maisonettes into 2 x s/c flats & 1 x s/c maisonette and new side & rear single-storey extensions'
- 7.7 **September 2007:** (P071864) **refused** for 'Erection of new 3 bedroom house at rear garden to replace demolished garden / workshop'

REASON 01: The proposed development by reason of its overall height and bulk would have a harmful impact on the setting of the adjoining locally listed dwelling houses and on the character and appearance of the East Canonbury Conservation Area. The proposal is contrary to policies D1, D4, D5, D8, D22, D23 and D42 of the Islington Unitary Development Plan 2002 and is also contrary to the Council's adopted SPG 'Conservation Area Design Guidelines'.

REASON 02: The proposed development, by virtue of its scale, would provide an inadequate amount of outdoor amenity space for both the proposed residential dwelling and the existing residential dwelling. The proposal is contrary to policies H6, H7 and D3 of the Islington Unitary Development Plan 2002 and is also contrary to the Council's adopted SPG 'Planning Standards Guidelines'.

REASON 03: The proposed development, by virtue of its scale, bulk, design and proximity to neighbouring buildings would have an adverse impact on the amenity currently enjoyed by the surrounding residential properties, due to an unacceptable loss of privacy. The proposal is therefore contrary to Policy D3 of the Islington Unitary Development Plan 2002 and is also contrary to the Council's adopted SPG 'Planning Standards Guidelines'.

REASON 04: The proposed development, by virtue of its internal layout, would provide minimal natural light and ventilation to the bedroom marked "bedroom 1" on plan number 104. The proposal is contrary to policies D3, H6, and H7 of the Islington Unitary Development Plan 2002 and is also contrary to the Council's adopted SPG 'Planning Standards Guidelines'.

ENFORCEMENT:

7.5 None

PRE-APPLICATION ADVICE:

7.6 None

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 22 adjoining and nearby properties at Orchard Close, Ecclesbourne Road and Halliford Street.

8.2 A site notice and press advert was also displayed. Consultation expired on the 7th January 2016 however it is the Council's practice to continue to consider representations made up until the date of a decision. Members will be updated at committee of any additional responses received.

8.3 Cllr Russell and Cllr Jeapes requested that the application be decided at committee by members.

8.4 At the time of writing this report 4 responses have been received from the public with regard to the application. A further period of consultation was carried out which commenced on the 08/03/2016 due to an inaccurate description of the proposed development. This consultation period expires on the 31/03/2016. Members will be updated at committee of any additional responses received. The issues raised at the time of the writing of this report can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets).

- Supportive of self-build (10.58)
- The house will fit in better with the rhythm of the street (10.20)
- Sensitive choice of materials and treatment of boundary walls respect the conservation area (10.20-10.21)
- Objection to outside sitting area (10.57)
- Additional storey is inappropriate in terms of design (10.20)

External Consultees

8.5 None

Internal Consultees

8.4 Design and Conservation Officer: objects to the principle of the additional storey. The officer considers that the additional floor adds harmful bulk and dominance to the streetscene which would detract from the setting of the adjacent locally listed building and wider conservation setting.

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.

9.3 On 1 October 2015 a new National Standard for Housing Design was introduced, as an enhancement of Part M of the Building Regulations, which will be enforced by Building Control or an Approved Inspector. This was brought in via

- Written Ministerial Statement issued 25th March 2015
- Deregulation Bill (amendments to Building Act 1984) – to enable ‘optional requirements’
- Deregulation Bill received Royal Assent 26th March 2015

Development Plan

9.2 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 1 to this report.

Designations

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

East Canonbury 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:

- Background (P111461)
- Land Use
- Design, appearance and impacts on the Conservation Area
- Impact on the amenity of neighbouring residents.
- Quality of Accommodation
- Accessibility
- Community Infrastructure Levy
- Other Matters

Background (P111461)

10.2 Permission was granted by the Council in March 2012 (Council Ref. P112814) for a smaller, 2 bedroom dwelling on a similar footprint but occupying the ground floor and first floor levels.

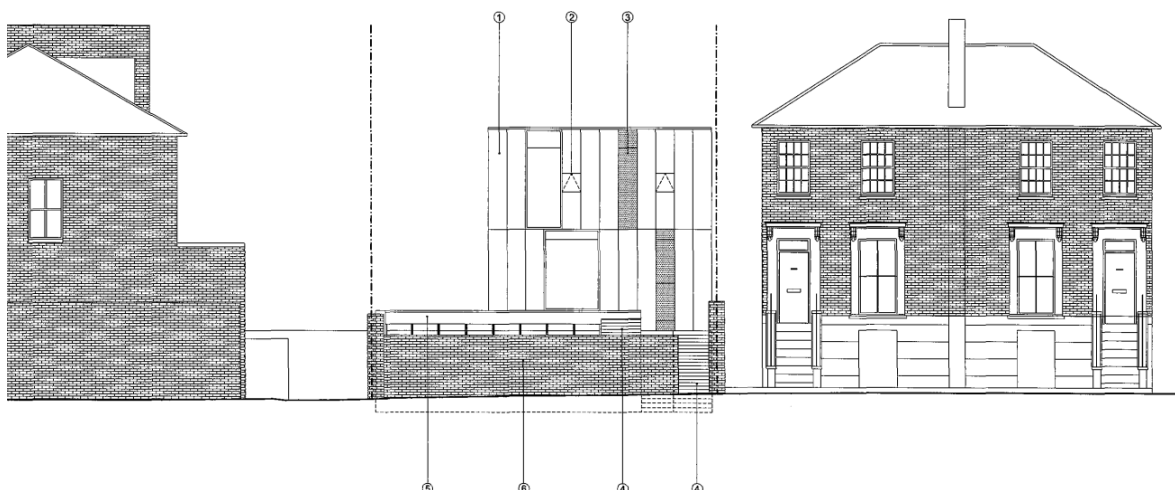


Approved extant scheme at this address

10.3 It would include a floor at ground level, slightly sunken with a sitting room and kitchen. The bedrooms and bathroom would be provided at first floor level and there would be a small courtyard garden area sunk down into the ground, accessed from the kitchen and sitting area. The ground floor would largely be obscured by the boundary wall when viewed from Ecclesbourne Road.

10.4 Prior to this approval application P111461 and P071864 were refused by the council. Both applications were refused based by reason of their overall height and bulk. Application P111461 was three storeys in height overall, similar to the proposed scheme (P2015/4462/S73).

cladding
render
g brick wall



Previously refused dwelling on the application site.

- 10.5 Given the previous decisions are a material consideration, the merits of the current scheme (P2015/0947/FUL) are in direct conflict with the concerns raised previously by the Council in terms of the impact on the character and appearance of the conservation area and the adjacent locally listed buildings in relation to planning application P111461.
- 10.6 Section 73 of the Town and Country Planning Act 1990 concerns 'Determination of application to develop land without compliance with conditions previously attached'. It is colloquially known as 'varying' or 'amending' conditions. Section 73 applications also involve consideration of the conditions subject to which planning permission should be granted. Where an application under s73 is granted, the effect is the issue of a fresh grant of permission and the notice should list all conditions pertaining to it. The application cannot be used to vary the time limit for implementation.
- 10.7 Alterations to planning policy and other material considerations since the original grant of planning permission are relevant and need to be considered. However, these must be considered in light of the matters discussed in the previous paragraphs and the fact that the permission is extant.

Design and Conservation

- 10.8 The site occupies a gap where terraced dwellings on Ecclesbourne Road meet those running at right angles on Halliford Street. The proposed dwelling would be positioned at the rear of the garden to 1 Halliford Street. Building work has commenced on planning permission P112814 and this permission is considered extant.
- 10.9 The site is located in a prominent position close to the junction of Halliford Street and Ecclesbourne Road. The Conservation Area itself is, as the Council's CA Design Guidelines refer, principally residential. The area is characterised by traditional streets where mainly terraced properties have short front gardens and longer rear gardens. The street consists of 3 storey, semi-detached villas with an established character.
- 10.10 There has been substantial new adopted planning policies used by the council since this previous decision was made. These policies are considered to be material and strengthen the council's role in ensuring that proposed developments either preserve or enhance the character and appearance of the area even more so than the Councils UDP policies which were in place at the time of the last approval. While the conservation area guidance and Urban design guidance remain extant in policy terms the council has adopted, Development Management Policies.

- 10.11 Policy CS9 of the Council's adopted Core Strategy outlines general principles to protect Islington's built environment. It is supplemented by Policy DM2.1 of its Development Management Policies Development Plan Document (DPD), which sets out design criteria for new development and, more specifically, Policy DM2.3, which covers Heritage issues. Section B of Policy DM2.3 deals with Conservation Areas and carries forward the statutory requirement to give special consideration to preserving or enhancing the character or appearance of such areas and the advice on such matters in the National Planning Policy Framework ('the Framework').
- 10.12 The policies on conservation areas and heritage assets are in line with the requirement of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that special attention be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In addition, paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 10.13 Most of the streets in this area were developed between 1820 and 1860 and many of the original houses survive including many fine terraces and groups of properties. There is a harmonious 19th century quality worthy of protection and enhancement.
- 10.14 The applicant contends this is an unusually large gap. The gap between existing buildings is similar to that which exists where other terraces in the area meet one another perpendicularly, contributing to their character and local distinctiveness. In affording views from the street of the rear of properties and the spacious open area created behind them by domestic gardens to the rear of the urban perimeter block, this gap makes a positive contribution to the character and appearance of the area.
- 10.15 In considering the acceptability of proposals in such end of terrace infill locations the Islington Urban Design Guide Supplementary Planning Document (UDG) provides guidance at 2.4.7. This recognises the positive contribution such gaps can make to character and appearance of an area. It consequently recommends such gaps should remain unchanged unless there is an especially long gap or it replaces a poor quality structure. However, there is no evidence to suggest that the gap is an especially long one and it appears to be of comparable proportions to other corner relationships between terraces in the surrounding area. Nearly all Victorian / Edwardian terraces are characterised by a gap in the corner return that allows light and air in to the rear elevation and gardens. By allowing a glimpse of the rear gardens, they can also provide a soft backdrop to the street. The extant permission allows the gap to be read by sitting a full storey lower than the established building along Ecclesbourne Road and Halliford Street.
- 10.16 The proposed dwelling, which would have a contemporary appearance, which has been designed to respond to the scale and proportions of the terrace of houses on Ecclesbourne Road. Whilst this approach would satisfy one of the two approaches set out in the UDG, it does not meet the qualifying criteria within which such approaches are considered acceptable.
- 10.17 The removal of conditions 4 (window frame to front elevation) and 10 (roof terrace) are to facilitate the external alterations to the proposed dwelling. The proposal would introduce an additional floor to the property to accommodate a bedroom and bathroom. The proposed additional storey would read as a continuation to the storey below. The additional floor proposed would add to the bulk and massing of the building. It would further increase the scale of the property and also intensify the prominence of this building. The increase in height would disturb the established rhythm to the street.

- 10.18 This subdivision of the garden to 1 Halliford Street has already truncated and enclosed the garden in an uncomfortable manner. The proposal would cause harm as the additional width at first floor level and second storey would close the gap and give rise to a loss of openness and to an erosion of spatial quality. It is considered the further loss of the gap would not be harmful in townscape terms and harm the character and appearance of the conservation area
- 10.19 The resultant increase in height and mass would be emphasised by the construction of a building significantly larger than any previous structures on site or in relation to the extant scheme. Whilst consent exists for a smaller dwelling on the site, by virtue of that scheme's height, bulk and scale it would have a materially different effect on the area's character and appearance, in particular its considerably less intrusive effect on the gap between the two terraces.
- 10.20 The proposed new build would be unduly prominent and would be out of context within the street scene. The proposed building has been designed to have equal status with those adjoining. However the approved scheme was considered appropriate as it was subservient to the adjacent locally listed buildings on Halliford Street and Ecclesbourne Road. These buildings have an important group and street value and are of a distinctive symmetrical design. Moreover, both the pattern of fenestration, especially the perforated brick screens, recessed balconies and flat roof would demonstrate little harmony with neighbouring development. More generally, the new property would close off views along the rear of the properties in Halliford Street that add an important element of openness to the street scene.
- 10.21 The proposal also involves increasing the height of the front wall. This is considered undesirable and adds to the concerns of the scheme as a whole. However, under approval of details application P2015/3157/AOD the increase in height of wall was approved and therefore the council cannot raise this specific area of concern.
- 10.22 Taking into account the fact that the existing building is prominent and visible within the overall street scene, the additional accommodation proposed would increase the dominance of this building, causing material harm to the street scene as a result. It would fail to respect the relationship of the property and to the neighbouring terraces located within the East Canonbury Conservation Area. The size and bulk of the proposal would harm the character and appearance of the host building and the wider area contrary to Policies DM2.1 and DM2.3 of Islington's Local Plan: Development Management Policies Development Plan Document (DPD), Policy CS9 of Islington's Core Strategy 2011 (CS) as well as guidance in the Council's Urban Design Guide Supplementary Planning Document 2006 (SPD). Collectively these seek to ensure that heritage assets are conserved and enhanced in a manner appropriate to their significance and that development respects and responds positively to existing buildings, the streetscape and the wider context.

Neighbouring Amenity

- 10.23 The council's planning policies seek to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise.

Daylight/Sunlight

- 10.24 A Daylight, Sunlight and Shadow Analysis was submitted dated February 2016 in support of the application. Relevant windows to 1 Halliford Street have been tested. The report identifies that one of the five windows would fail in terms of Vertical Sky Component. VSC measures the total amount of skylight. This window serves the rear basement living room referred to as W3. The five rooms tested would comply with the BRE Guidance for daylight in Average Daylight Factor and Daylight Distribution. Although the rear window to the basement window (W3) would have a reduction of more than 20% contrary to the BRE

Guidelines reductions of between 20-30% which is considered to be a lesser/minor infringement in densely developed urban areas which is the case here.

Outlook and Sense of Enclosure

- 10.25 No 1 Halliford Street has accommodation at lower ground floor. The lower ground floor extends further into the garden of 1 Halliford Street and have habitable rooms which are closer to the application site than those in the main rear elevation of the building. Due to their relative lower position in relation to it, these lower ground floor rooms have a particularly sensitive relationship to the appeal site.
- 10.26 The effect of the proposal would be to bring a flank wall closer and higher than the approved scheme (P112814). This would lead to a considerable area of the outlook directly in front of those windows to the rear of 1 Halliford Street being occupied by the unrelieved masonry elevation. This would create a sense of enclosure and loss of outlook of a considerably greater degree than can reasonably be expected to the rear of properties in the terrace to Halliford Street and the increase in mass, height and bulk is an area of concern raised by officers which adds further weight to the excessive design, scale, dominance and height of the proposed additional floor in this case.

Overlooking/Loss of Privacy

- 10.27 The proposal would introduce perforated brick glazing to the side elevation. The elevation treatment to this opening is intended to prevent direct overlooking. However there are clear gaps in the brick from which this could arise to the habitable windows to the rear elevation of 1 Halliford Street. If the proposal was considered acceptable overall, a condition could be attached to overcome overlooking.

Quality of Accommodation

- 10.28 The proposed addition of a bedroom would cause an uplift by one room resulting in a three bedroom single family unit.
- 10.29 In terms of new residential development, as well as having concern for the external quality in design terms it is vital that new units are of the highest quality internally, being, amongst other things of sufficient size, functional, accessible, private, offering sufficient storage space and also be dual aspect. London Plan (2015) policy 3.5 requires that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment. Table 3.3 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide space standards. Islington's Development Management policy DM3.4 also accords with these requirements, with additional requirements for storage space.
- 10.30 A new nationally described space standard (NDSS) was introduced on 25 March 2015 through a written ministerial statement as part of the New National Technical Housing Standards. These new standards came into effect on 1 October 2015 which post-dates the determination of the application by the Council. From this date Councils are expected to refer to the NDSS in justifying decisions.
- 10.31 A three storey, 5 person dwelling should be a minimum of 99sqm. The proposal would exceed the floor area required by the above prescribed standards in the NDSS and Development Management Policies. The internal layouts of the proposed residential unit are considered to be acceptable and a satisfactory unit size has been provided considering the constrained nature of the site.
- 10.32 The Development Management policy DM3.5 requires the provision of 30 square metres of good quality private outdoor space on ground floors. The proposed development would comprise approximately 14sqm of ground floor private amenity space to the rear and 3m on

the first and second floors. Whilst this is below the amount of private space under policy DM3.5 it is considered that the site constraints due not allow the further creation of functional and useable outside space in this case. The overall provision is considered to be acceptable.

Accessibility

- 10.33 As a result of the change introduced by the Deregulation Bill (Royal Assent 26th March 2015) Islington is no longer able to insist that developers meet its own SPD standards for accessible housing, therefore we can no longer apply our flexible housing standards nor wheelchair housing standards.
- 10.50 The new National Standard is broken down into 3 categories; Category 2 is similar but not the same as the Lifetime Homes standard and Category 3 is similar to our present wheelchair accessible housing standard. Planning must check compliance and condition the requirements, if they are not conditioned, Building Control will only enforce the basic Category 1 standards.
- 10.51 This new dwelling was approved prior to the New Housing Standard. There was no level access under the previous permission. If the council found Given the permission is extant; it is not considered that these accessibility requirements of a Category 2 home can be applied to this scheme.

Affordable Housing and Carbon Offsetting

- 10.52 The Affordable Housing Small Site Contributions document was adopted on the 18th October 2012. This document provides information about the requirements for financial contributions from minor residential planning applications (below 10 units) towards the provision of affordable housing in Islington. As per the Core Strategy policy CS12, part G and the Affordable Housing Small Sites Contributions SPD the requirement for financial contributions towards affordable housing relates to residential schemes proposing between 1 – 9 units which do not provide social rented housing on site.
- 10.53 The proposed residential unit was granted permission prior to the adoption of this document. As the principle of a new dwelling has been established and the applicant has a strong fall back position under a previous permission, Small Site Contributions and Carbon Offsetting would not be applicable in this instance.

Highways

- 10.54 Islington policy identifies that all new development shall be car free. Car free development means no parking provision will be allowed on site and occupiers will have no ability to obtain car parking permits, except for parking needed to meet the needs of disabled people. If the proposal was to be found acceptable, although no parking is proposed this would be ensured by condition.
- 10.55 The provision of secure, sheltered and appropriately located cycle parking facilities (residents) will be expected in accordance with Transport for London's guidance: 'Cycle Parking Standards – TfL Proposed Guidelines'. Subject to there being sufficient capacity, the secure and integrated location of the proposed cycle storage on the ground floor is acceptable. Policy DM8.4 of the Development Management Policies supports sustainable methods of transport and requires the provision of 1 cycle space per bedroom. Two cycle spaces are indicated on the drawings. One bicycle space short would not form a reason for refusal in this instance.

Community Infrastructure Levy

- 10.56 This will be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and the Islington adopted Community Infrastructure Levy Charging Schedule 2014. The payments would be chargeable on implementation of the private housing.

Other Matters

- 10.57 An objection has been received regarding the noise from the terraces. The proposed use for a single family dwelling would not give rise to such noise issues as to warrant refusal of the application.
- 10.58 There is already an extant permission for a new dwelling at this site. The support for a self-build property under this application would not be outweighed by the visual harm identified above.

11 SUMMARY AND CONCLUSION

Summary

- 10.34 The additional accommodation proposed would increase the dominance of this building, causing material harm to the street scene as a result. By virtue of the design, increased size, bulk and mass the proposal would fail to respect the relationship of the property to the neighbouring terraces within the street and not preserve or enhance the character and appearance of the East Canonbury Conservation Area contrary to Policies DM2.1 and DM2.3 of Islington's Local Plan: Development Management Policies Development Plan Document (DPD), Policy CS9 of Islington's Core Strategy 2011 (CS) as well as guidance in the Council's Urban Design Guide Supplementary Planning Document 2006 (SPD). Collectively these seek to ensure that heritage assets are conserved and enhanced in a manner appropriate to their significance and that development respects and responds positively to existing buildings, the streetscape and the wider context.

Conclusion

- 11.1 It is recommended that planning permission be refused for the reasons set out in Appendix 1 – Recommendations.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A - APPLICATION FOR FULL PLANNING PERMISSION -

That planning permission be refused for the following reasons:

REASON: The proposed additional storey and external alterations including the perforated brick screens and recessed balconies to the front elevation by reason of their inappropriate design, scale, bulk, massing and height would form a visually dominant and detrimental feature when seen from both the public and private realm. For these reasons the proposed alterations are harmful to the appearance of the building, the character of the streetscene, fails to preserve the character and appearance of the East Canonbury Conservation Area. The proposal is contrary to the guidance within the Urban Design Guide 2006, Conservation Area Design Guidelines, Islington's Development Management Policies DM2.1 and DM2.3, CS8 and CS9 of the Core Strategy 2011 and the NPPF (2012).

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 and Regional 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.

- NPPF - Policy 12 - Conserving and Enhancing the Historic Environment
- Planning Practice Guide (2014)

2. Development Plan

The Development Plan is comprised of the London Plan 2011, 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 2011 - Spatial Development Strategy for Greater London

7 London's living places and spaces
Policy 7.4 Local character
Policy 7.6 Architecture
policy 7.8 Sustaining and enhancing the significance of heritage assets

B) Islington Core Strategy 2011

Policy CS8 (Enhancing Islington's Character)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

DM2.1 (Design)
DM2.3 (Heritage)

3. 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:

Islington Local Plan

East Canonbury Conservation Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

East Canonbury Conservation Area

Design Guide

Urban Design Guide