

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration Department  
PO Box 3333  
222 Upper Street  
LONDON N1 1YA

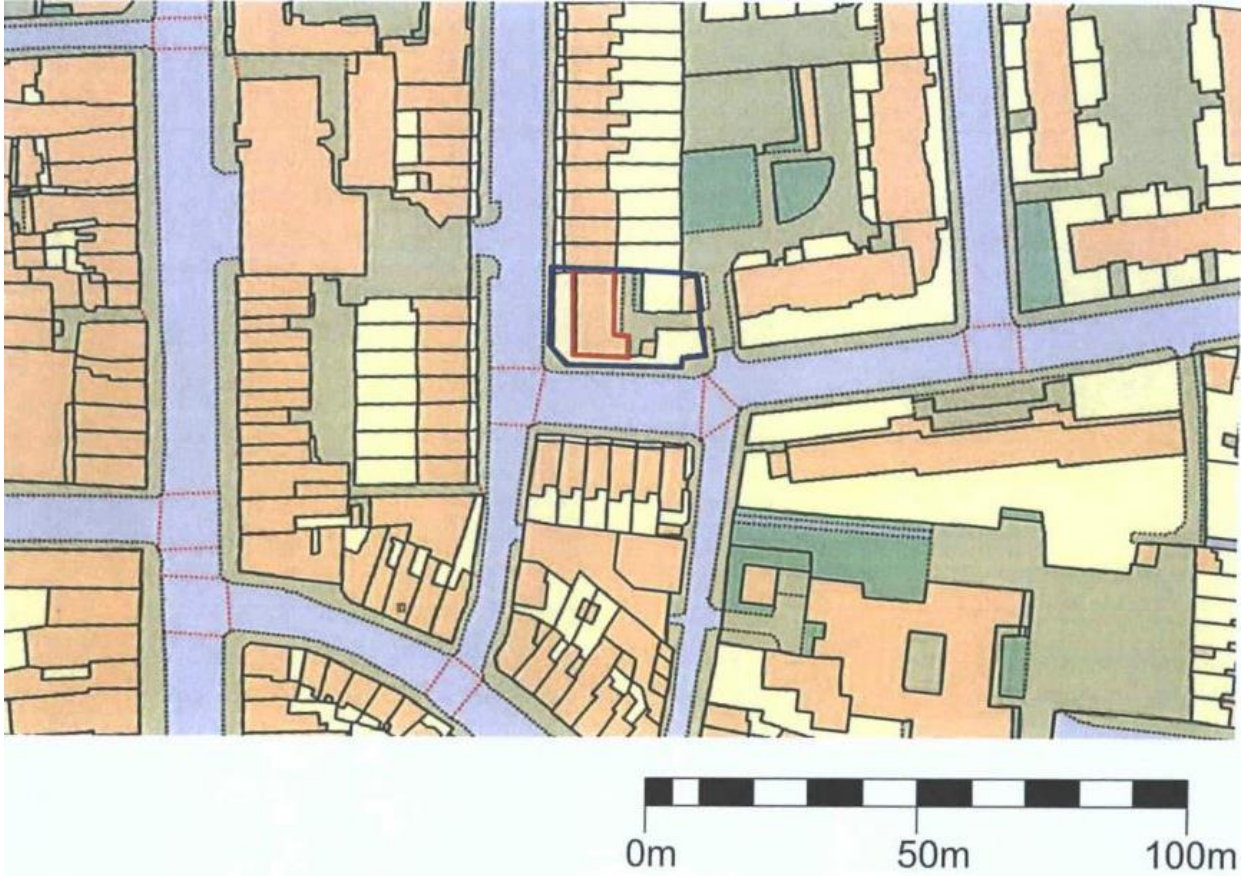
PLANNING SUB- COMMITTEE A		
Date:	12 April 2016	<b>NON-EXEMPT</b>
Application number	P2015/0166/FUL	
Application type	Full Planning (Council's Own)	
Ward	Canonbury	
Listed building	Unlisted	
Conservation area	No	
Licensing Implications	None	
Site Address	Canonbury Court, Hawes Street, Islington, London N1 2DZ	
Proposal	Replacement of existing single glazed windows with double glazed aluminium framed windows. Installation of additional railings onto the existing flat roof of the staircase.	
Case Officer	David Nip	
Applicant	Mr Konstantinos Gavrilis-Vythoukias, Islington Council	
Agent	Mears Projects 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 red)**



The site sits at the corner of Hawes Street (South) and Florence Street (East).

3. PHOTOS OF SITE/STREET



IMAGE 1: The west elevation of the building fronting Florence Street



IMAGE 2 The west elevation of the building, it is noted that some uPVC windows have been installed on this elevation and the south elevation (see image 4) without planning consent.



IMAGE 3: The east elevation of the building fronts a small courtyard. Apart from the top floor, most of the windows and doors on this elevation are less visible from the streetscene.



IMAGE 4: The south elevation of the building on Hawes Street, the railings will be installed at the top of the stairwell.

#### 4. SUMMARY

- 4.1 Full planning permission is sought for the replacement of all single glazed crittall metal windows with double glazed, aluminium framed windows to a 9-unit residential block at Canonbury Court. The proposal also comprises the installation of security steel railings on the flat roof of the stairwell.
- 4.2 The site is not located within a designated conservation area, however, it is at close proximity to two conservations areas, Cross Street and Upper Street (North).
- 4.3 The replacement of the existing single glazed crittall metal windows with double glazed aluminium framed windows, and the installation of the railings are considered to be acceptable in design terms.. Taken into account the design of the aluminium windows and other material considerations including the justification based on the cost of replacement windows, it is considered that the proposed replacement aluminium windows is acceptable in this instance and in accordance with relevant planning policies.
- 4.4 In addition, the proposed windows and railings are not considered to be unacceptable as they would not cause an adverse material impact on residential amenity in terms of loss of light, loss of privacy, sense of enclosure or overlooking as a result of the proposed development in compliance with policy DM2.1 and DM2.3 of Islington's Development Management Policies 2013.
- 4.5 The application is recommended for approval subject to conditions.
- 4.6 This application is brought to Committee as it is a council's own application.

## **5. SITE AND SURROUNDING**

- 5.1 The application site consists of a single residential block which is four storeys in height and is located on the corner of Florence Street and Hawes Street.
- 5.2 The host building significantly contrasts with the majority of the surrounding properties on Florence Street, in terms of scale, form and appearance. The prevailing character of the area is three storey Victorian terraces which consist of traditional timber sash windows. In contrast, the host building consists of mainly single glazed crittall casement windows, although some of the flats have been previously modified with uPVC windows installed without planning consent.

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

- 6.1 Full planning permission is sought for the replacement of all single glazed crittall windows with double glazed, aluminium framed windows to three elevations (East, South and West, no windows at North elevation as the building attaches to the adjoining property at 25 Florence Street). The proposed windows comprise a dark grey finish externally.
- 6.2 The application also seeks permission to install security steel railings on the existing flat roof of the stairwell. The railings will measure up to 800mm in height.

## **7. RELEVANT HISTORY:**

- 7.1 P2015/0163/FUL - Replacement of existing single glazed steel windows with double glazed UPVC windows. Installation of additional railings onto the existing flat roof of the staircase – Withdrawn (Case officer note: The proposed uPVC units are not acceptable in principle, the application is unlikely to be supported at officer's level, the application is withdrawn)

### **ENFORCEMENT:**

- 7.2 It is noted there are some uPVC windows installed on site (see images 2 and 4) but there is no enforcement history.

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

- 7.3 Discussion between the applicant and the planning department was carried out during the Property Services and Planning Liaison Meeting on 24 July 2015, the use of appropriate materials and details of window design was discussed during the meeting.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 57 adjoining and nearby properties at Hawes Street and Florence Street on 03/06/2015. A site notice and press advert were displayed. The public consultation of the application therefore expired on 24/06/2015, 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 objections had been received from the public with regard to the application.
- 8.3 Following amendment of the windows design, re-consultations were carried out in August 2015 and February 2016 respectively. No objections were raised.

#### **External Consultees**

- 8.4 GLAAS: No comment.

#### **Internal Consultees**

- 8.5 Design and Conservation Officer:

- The replacement aluminium windows and the loss of the original critchall windows are not desirable. Due to the excessively thick frames, smaller areas of glazing as well as having a poor quality visual appearance, the alteration will cause some degree of harm to the appearance of the building and the character of the adjoining conservation area. The dark grey finishes to the aluminium units would reduce the visual impact and this is welcomed; however, the only appropriate windows for this building would be steel windows. (Case officer's note: comment noted and the proposed aluminium windows has been altered to provide a slimmer profile with dark grey external finishes)
- The proposed steel railings are considered acceptable.

### **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.

#### **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 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, Finsbury Local Plan 2013 and Site Allocations 2013:
- Archaeological Priority Areas
  - Core Strategy Key Areas
  - Within 100m TLRN

- Within 50m of Conservation Area (Cross Street)
- Within 50m of Conservation Area (Upper Street North)

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

9.4 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

## **10. ENVIRONMENTAL IMPACT ASSESSMENT**

10.1 Not required.

## **11. ASSESSMENT**

11.1 The main issues arising from this proposal relate to:

- Design and appearance
- Neighbouring amenity

### **Land-use**

11.2 The proposed development comprises the replacement of crittall metal windows with aluminium windows and the installation of railings. The use of the site remains in residential use. Therefore, there is no land use issue in relation to this application.

### **Design and appearance**

11.3 The proposed alterations will result in the removal of the original single glazed crittall steel windows and replace with double glazed aluminium windows. Although there are a number of unauthorised uPVC windows which are visible from the Florence Street elevation, the traditional form and fenestration of the building remains largely evident.

11.4 The original windows are constructed in steel, the proposed aluminium windows would slightly alter the overall appearance of the building. It is considered that the proposed alteration would not result in a materially different overall appearance such that would cause significant harm to the character and appearance of the existing building and surrounding conservation area.

11.5 The detail of the aluminium window design has been extensively discussed between the applicant and the planning department, it has also been discussed during a Property Services/Planning Liaison Meeting in 2015. The design of the proposed windows has been amended during the course of the application, the latest proposal consists of aluminium windows in dark grey finishes with black beading, which was suggested by the Design and Conservation Team. It is considered that this revised design would ameliorate the visual harm initially identified.

11.6 The applicant has provided justification to the cost of the replacement windows. Evidence has been provided to justify the long term maintenance cost of the aluminium windows unit compared to steel windows. Other materials have also been explored and it is considered that due to the budget of the improvement work project, the choice of aluminium windows are reasonably justified and evidenced in this case.



- 11.7 The proposed railings will be located on the roof area the stairwell. The proposed railings would provide safety measures for maintenance workers who will be working at height when accessing the main roof, it is a health and safety requirement of Islington Council. Although part of the proposed railings will be visible from Hawes Street, however, it is considered that the installation of the railings would not cause unacceptable harm to the appearance of the building and character of the conservation areas.
- 11.8 Overall, it is considered that the proposed works to replace the existing crittall windows would not harm nor detract from the appearance of the building, the surrounding streetscene and the adjoining conservation areas. The proposed safety railings are also considered acceptable. The proposal is considered acceptable in accordance with policy CS9 of the Core Strategy 2011, policies DM2.1 and DM2.3 of the Development Management Policies 2013.

### **Neighbouring Amenity**

- 11.9 Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy, loss of light and outlook. It is not considered that the proposed replacement windows and the installation of railings would cause adverse impact to the residential amenity of the surrounding occupiers.
- 11.10 The proposal is considered in accordance with policy DM2.1A(x) of Islington's Development Management Policies.

## **12. SUMMARY AND CONCLUSION**

### **Summary**

- 12.1 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**

- 12.2 The proposed development is considered to be acceptable as it would not cause detrimental impact on the character and appearance of the host building and the adjoining conservation area. Nor would it have an undue effect on the amenities of surrounding residents. In addition, the double glazed aluminium units would improve the living environment of residents by improved thermal capacity and noise insulation. The proposed development is in accordance to the aforementioned policies.
- 12.3 It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That the Committee resolve to GRANT planning permission subject to conditions to secure the following:

#### List of Conditions:

1	<p>3 YEAR CONSENT PERIOD: 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	<p><b>DRAWING AND DOCUMENT NUMBERS:</b></p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[Design and Access Statement, Can SLP, 01, 02, 03, 11, 12, 13, window section ref Asset/1000, Comparative cost analysis of the life cycle costing dated 21 Oct 2015, Casement window system by Sapa Building Systems Ltd]</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	<p><b>Finishing materials</b></p> <p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the submitted plans, the “Crown Casement window system” brochures and within the application form. The external appearance of the windows shall be in dark grey finishes including black beadings. 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	<p>CONDITION: Notwithstanding the approved materials schedule and plans, the proposed railings hereby approved shall be painted black, and shall be maximum 800mm 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	<p><b>Positive Statement</b></p> <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>
2	<p><b>Building Control</b></p> <p>The Building Acts and Building Regulations: To ensure compliance with the Building Acts and Building Regulations, you should contact the Building Control Service regarding the development and any intended works.</p> <p>T: 020 7527 5999 E: <a href="mailto:building.control@islington.gov.uk">building.control@islington.gov.uk</a></p>
3	<p><b>Hours of construction</b></p> <p>Nuisance from Construction Work: Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are:</p> <ul style="list-style-type: none"><li>" 08:00 to 18:00 Monday to Friday</li><li>" 08:00 to 13:00 Saturday</li><li>" No work on Sundays and Public Holidays</li></ul> <p>If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team.</p> <p>T: 020 7527 7272 E: <a href="mailto:pollution@islington.gov.uk">pollution@islington.gov.uk</a></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, 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**

1 Context and strategy  
Policy 1.1 Delivering the strategic vision and objectives for London

5 London's response to climate change  
Policy 5.3 Sustainable design and construction

7 London's living places and spaces  
Policy 7.1 Building London's neighbourhoods and communities  
Policy 7.4 Local character  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology

#### **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

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

The following SPGs and/or SPDs are relevant:

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| Islington Local Development Plan      | London Plan                         |
| - Conservation Area Design Guidelines | - Sustainable Design & Construction |
| - Urban Design Guide                  |                                     |