

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:	8 th September 2015	NON-EXEMPT

Application number	P2016/2540/FUL
Application type	Full Planning Application (Council's own)
Ward	Highbury East
Listed building	Not Listed
Conservation area	Highbury New Park
Development Plan Context	Local Cycle Route Within 50m of Sotheby Road Conservation Area
Licensing Implications	None
Site Address	Crowfield House, 125 Highbury New Park, London, N5 2DU
Proposal	Replacement roof covering and installation of free standing edge protection balustrades.

Case Officer	Duncan Ayles
Applicant	Linda Harris (Breyer Group)
Agent	David Johnstone (FES Group)

1. RECOMMENDATION

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

2. SITE PLAN (site outlined in black)



3. PHOTOS OF SITE/STREET



Image 1: Aerial Photo of the Front of the Site



Image 2: Aerial Photo of the Rear of the Site

4. SUMMARY

- 4.1 Planning permission is sought for the replacement of the existing felt roof covering with an elastomeric membrane roof system. The proposed roof system is similar in terms of its colour and appearance to the existing felt roof covering and does not require any rebuilding or alteration to the existing flat roof form. The application also seeks approval for the erection of freestanding safety balustrades set in from the edges of the building.
- 4.2 The proposed alterations to the roof are considered to have a neutral impact on the character and appearance of the Highbury New Park Conservation Area. The proposals would not give rise to any adverse impact on the amenity of neighbouring properties.

5. SITE AND SURROUNDING

- 5.1 The application site comprises of an irregularly shaped five storey building located on the east side of Highbury New Park at the junction with Balfour Road. The property is a purpose built block of flats used for residential purposes and contains 50 self-contained flats.
- 5.2 The building is not listed however the site is located in the Highbury New Park Conservation Area. The surrounding area is predominantly residential in character.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the replacement of the existing felt roof with a grey elastomeric roof covering. The application also seeks consent for the installation of freestanding roof edge protection with a height of 1.1 metres, which would be set back 1.1 metres from the edge of the roof. The edge protection systems are comprised of two separate railings with tubular uprights.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P022134** - Installation of replacement UPVC windows. Approved 01/11/2002.

P2015/2430/FUL: Installation of new domestic fire protection system. The works includes the installation of a water storage tank, fire booster pumps, controllers and appropriate pipework being situated at the rear of the block of flats at Crowfield House: Approved.

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 None

8. CONSULTATION

Public Consultation

- 8.2 Letters were sent to occupants of 234 adjoining and nearby properties at Balfour Road and Highbury new Park on 04th July 2016. A site notice and press advert were displayed on 14th July 2016. The public consultation of the application therefore expired on 4th August 2016 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 At the time of the writing of this report no responses had been received from the public with regard to the application.

Internal Consultees

- 8.4 **Design and Conservation Officer:** The proposed replacement of the roof covering is acceptable on design grounds as this wouldn't alter the external appearance of the building. Given the set-back proposed, the safety balustrading would not be unacceptably visible and is considered to be appropriate to the character of the building.

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:
- Highbury New Park Conservation Area.
 - Local Cycle Route
 - Within 50m of Sotheby Road 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:

- Design and Conservation
- Amenity

Design and Conservation

- 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. It is also considered that policy DM2.3 is important in this application to ensure all development continues to preserve and enhance the character and appearance of the Conservation Area.
- 10.3 The application site is located in the Highbury New Park Conservation Area. Although the site itself is not of the same high quality design as other buildings within this Conservation Area, it is important to ensure that any new development continues to preserve and enhance the character and appearance of the Conservation Area and should ensure that these works would not be visible from the street scene.
- 10.4 The existing building contains a flat roof with a grey felt roof covering. The proposed replacement of the existing roof covering will have a neutral impact on the character and appearance of the conservation area, as the proposed roof covering system is of a similar appearance to the existing, and will not require any rebuilding of the roof. As such, it is not considered that these works would significantly alter the external appearance of the building.
- 10.5 The Islington Urban Design Guide contains guidance on the design of roof top features such as railings and plant, confirming that these features should generally be avoided.
- 10.6 The application is supported by sightline drawings which demonstrate that the railings would not be visible from up to 19 metres away, taken at a height of 1.7 metres. This means that the balustrades would not be visible from the western side of Highbury New Park and the northern side of Balfour Road. However, the balustrades would be visible from the eastern side of Highbury New Park, particularly in longer distance views up and down the road. Viewed from this location the balustrade would appear as a modest feature that would not materially harm the appearance of the building. The irregularity of the building façade also means that the building does not contain a straight roofline that would be broken by the balustrades.
- 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 DM2.3.

Neighbouring Amenity

- 10.7 Policy DM 2.1 of the Development Management Policies 2013 requires all new development to protect the amenity of nearby properties in terms of the loss of daylight, sunlight, outlook, privacy and overlooking.

- 10.8 The proposed alterations to the roof covering would have no adverse impact on neighbour amenity, as the shape and size of the roof will not alter. Similarly the balustrades would not lead to any loss of daylight or outlook to neighbouring properties, due to their set back and because they do not face any habitable room windows.
- 10.9 The application documents indicate that the balustrades are proposed to allow maintenance access and are not to allow the use as an amenity space. Given that the erection of balustrades onto the roof could allow this area to be used as a terrace, it is recommended that a condition is imposed to ensure that this does not occur.
- 10.10 The proposal is therefore not considered to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies June 2013.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed alterations to the roof of the building are considered to be acceptable in terms of design and the impact on the character and appearance of the Conservation Area. The proposed works would not give rise to any material impact on neighbour amenity, including in terms of the loss of daylight, outlook or privacy.
- 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 planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions

1	Commencement CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. 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).
2	Approved plans list CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: Freestanding Roof Edge Protection Specification, Langley TA-20 Roofing System Specification, PD004, PD003, PD001 and PD002. 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.
3	Materials CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. 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.
	Roof Not Use as Amenity Space
4	CONDITION: The flat roof area shown on the hereby approved drawings shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency. REASON: To prevent the undue overlooking of neighbouring habitable room windows

List of Informatives:

1	Positive statement 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. A pre-application advice service is also offered and encouraged.
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	<p>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</p>
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	<p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>
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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 2011, 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

- 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

DM2.3 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:

- Highbury New Park Conservation Area.
- Provisional Article 4.2 Area
- Local Cycle Route
- Within 50m of Sotheby Road Conservation Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

Urban Design Guide (2006)

Conservation Area Design Guidelines (2002)