



## 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>		
<b>Date:</b>	10 <sup>th</sup> June 2014	<b>NON-EXEMPT</b>

Application number	P2014/0595/S73
Application type	Full Planning Application
Ward	St George's Ward
Listed building	Unlisted
Conservation area	None
Licensing Implications	None
Site Address	105 Corinne Road, London, N19 5HA
Proposal	Variation of condition 7 (plan numbers) and removal of condition 6 (window recess) of application P112675 dated 19/3/2012, for changes to the external appearance of the building.

Case Officer	Sally Fraser
Applicant	Mr Jilani Chowdhury
Agent	David Gibson Architects

### 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)**



**3 PHOTOS OF SITE/STREET**



1. View of the site looking from Brecknock Road



2. View of the site looking down Corinne Road



3. View of the rear of the property



4. View of the property looking along Melyn Close

#### 4 SUMMARY

- 4.1 This item has been brought to committee as it is a councillor's own application.
- 4.2 The property at 105 Corinne Road has recently been constructed, but not in accordance with the drawings approved under application P112675.
- 4.3 This application proposes changes to the external appearance of the building, to bring it more in line with the approved consent and to allow for the addition of a gate onto the property from Corinne Road.
- 4.4 It is proposed to amend the plan numbers on the approved consent (condition 7) and remove condition 6 (window recesses) which states:
- Notwithstanding the approved drawings, all external window reveal depth should be at least 250mm.*
- 4.5 The main considerations are the impact of the changes to the external appearance of the building on the character and appearance of the area and

the impact of the development on the residential amenities of the neighbouring occupiers.

- 4.6 The proposed modifications would be in keeping with the character of the area and would not unduly harm the amenities of the neighbouring occupiers.

## **5 SITE AND SURROUNDING**

- 5.1 The application site contains a recently constructed end of terrace single family dwelling house. The front elevation of the property, in common with the row of terraces of which it forms part, fronts onto Melyn Close. The rear of the property faces Brecknock Road and the western side of the property faces Corinne Road.
- 5.2 The area is residential in character. Whilst not located within a conservation area, the site lies adjacent to the Tufnell Park Conservation area.
- 5.3 There are no listed buildings within the vicinity.

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

- 6.1 The changes to the external appearance of the property to bring it more in line with the original consent are as follows:
- All removal of all uPVC windows and replacement with powder coated aluminium in dark grey, to match the approved consent. To the side elevation, the windows would be single paned. The proposed window reveal depth is at least 120mm.
  - A vertical section of the front and rear elevations of the house, closest to the adjoining property at number 21 Melyn Close, would be set down from the ridge line and recessed, as per the approved consent. Opaque glass panels would be introduced between the windows within these vertical sections, as per the approved consent.
  - The parapet height on the side elevation would be lowered by 0.3m.
- 6.2 An addition, the application proposes:
- A slatted metal fence and gate on the Corinne Road elevation. The wall along Melyn Close and between 105 and 21 Melyn Close would be retained as existing. As approved, access to the property was via Melyn Close. As proposed, access would be via Corinne Road.

### **Revision 1**

- 6.3 Amended drawings were received on 2/4/2014. The amendments included:

- Amendments to 2 paragraphs within the design and access statement to rectify inaccuracies
- A reduction in height of the fence/ gate fronting Corinne Road to 1.8m

## 7 RELEVANT HISTORY

### **Planning Applications:**

- 7.1 **P090159**- The erection of a 3 storey dwelling house adjoining 21 Melyn Close- Approved 4/6/2009
- 7.2 **P090159(MA02)**- Non material amendment to application P090159 to allow for internal changes- Approved 5/1/2011
- 7.3 **P112675**- Removal of condition which removed permitted development rights to the adjoining property at 21 Melyn Close- approved 19/3/2012
- 7.4 **P120416**- Single storey rear extension- Approved 19/6/2012

### **Enforcement:**

- 7.5 **E/2013/0083** – Failure to accord with the approved drawings. Record created 14/2/2013

### **Pre- Application Advice:**

- 7.6 None

## 8 CONSULTATION

### **Public Consultation**

- 8.1 Letters were sent to occupants of 106 adjoining and nearby properties on 24/2/2014. A site and press notice were displayed on 20/3/2014. The public consultation of the application therefore expired on 17/3/2014, 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, 3 letters of objection had been received with regard to the application. The comments raised can be summarised as follows (with the paragraph that provides responses to each issue indicated in brackets):
- Incorrect information in the design and access statement (see para 6.3)
  - Dangerous access to property from Corinne Road (see para 10.12)
  - Property as built is not in keeping with the character of the area (see paras 10.4, 10.5, 10.6, 10.7 and 10.8)

- Retrospective nature of application (see para 10.13)

### **Internal Consultees**

- 8.3 Design and Conservation: The proposed changes would be acceptable in appearance terms.

### **External Consultees:**

- 8.4 Camden Council (neighbouring authority): No objection

## **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 2011, 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.

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

- 9.3 The relevant SPGs and/or SPDs are listed in Appendix 2.

## **10 ASSESSMENT**

- 10.1 The main issues arising from this proposal relate to:
- the impact of the development on the character and appearance of the area and the adjacent conservation area
  - the impact of the development on the residential amenities of the neighbouring occupiers

### **Impact of the development on the character and appearance of the area**

- 10.2 Development management policy DM2.1 states that 'all forms of development are required to be of high quality... and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.'
- 10.3 The property as built does not conform with the approved drawings. The property does not have the design detail and definition to the elevations that were approved. The applicant has proposed alterations to the built form to address these concerns.
- 10.4 The proposed removal of all uPVC windows and replacement with aluminium frames in large panes would improve the appearance of the property. The approved drawings included aluminium windows as these would be in keeping with the style of the property and the large panes would be sleek and modern whilst being discrete in this location adjacent to a conservation area.
- 10.5 It is proposed to recess the windows by a minimum of 120mm. This is less of a recess than originally proposed but it is considered that, in conjunction with the other positive changes to the building, that this would introduce an appropriate level of definition and interest to the elevations.
- 10.6 It is proposed to set down a section of the front and rear elevations from the existing ridgeline and recess a vertical panel of front and rear elevation adjacent to the adjoining property, as was originally consented. This would establish the shadow gap between the existing brickwork building at 21 Melyn close and the rendered façade of the new build that was intrinsic to the original design. The proposed opaque glazed panels between the windows in these shadow gaps would introduce the continuous vertical glazing which defined the feature and added definition to the facades.
- 10.7 The proposed introduction of the lowered parapet on the side elevation, in conjunction with the other proposed changes to the side elevation, would improve significantly the appearance of this elevation. The lowered parapet would reflect the lowered parapets to the front and rear and create the thoughtful design originally approved.
- 10.8 The proposed metal wall and gate proposed on the Corinne Road elevation has been reduced in height to 1.8m. It is now considered acceptable in appearance terms and would not be out of keeping on this part of Corinne Road, which contains boundary treatment of a variety of heights and materials.
- 10.9 The Council's Design and Conservation team have assessed the proposals. They considered that the changes proposed to the existing house would create a positive and acceptable appearance, in keeping with the character of the area and the adjacent conservation area.



## **Impact of the development on the residential amenities of the neighbouring occupiers**

- 10.10 Policy DM2.1 of the Development Management Policies Document states that 'developments are required to provide a good level of amenity including consideration of overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.'
- 10.11 There is no increase in the dimensions of the house as built. The proposed changes would have an acceptable impact on the residential amenities of the neighbouring occupiers.
- 10.12 Concern has been raised in relation to the new gate and fence on Corinne Road and the new pedestrian access that would be created to the property as a result. No new vehicular access would be created and it therefore only the appearance of the gate and fence that is assessed by the planning department.
- 10.13 In terms of the concern raised regarding the retrospective nature of the application, the planning act does allow for planning permission to be sought post implementation of a development.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed development would cause no harm to the character and appearance of the area and there would be no undue loss of residential amenity to the neighbouring occupiers.

### **Conclusion**

- 11.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.

# APPENDIX 1 – RECOMMENDATIONS

## RECOMMENDATION A

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

### List of Conditions:

1	<p>The development hereby approved shall be completed within 6 months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure that the development is carried out to the satisfaction of the Local Planning Authority</p>
2	<p>CONDITION: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no alterations or extensions to the new dwelling house (21a Melyn Close) hereby approved shall be carried out or constructed without express planning permission.</p> <p>REASON: To ensure that the Local Planning Authority has control over future extensions in view of the limited space available for such alterations and the impact such extensions may have on residential amenity and the overall design entity of the scheme itself and in relation to the adjacent Tufnell Park Conservation Area,.</p>
3	<p>CONDITION: The following details shall be submitted to and approved in writing by the Local Planning Authority prior to that portion of the development taking place;</p> <ul style="list-style-type: none"> <li>- Samples of all external doors and window including drawings at a scale of 1:20.</li> <li>- Sample panel of brick work of the front wall and elevations of number 21a Melyn Close, to include bond, mortar and pointing.</li> <li>- Sample of render including and manufacturers specifications.</li> </ul> <p>The development shall be carried out strictly in accordance with the approved details and maintained as such permanently.</p> <p>REASON: To ensure that the Local Planning Authority may be satisfied with the external appearance of the building.</p>
4	<p>CONDITION: No plumbing or pipes, other than rainwater pipes shall be fixed on the front external face of the building.</p> <p>REASON: The Local Planning Authority considers that such plumbing or pipes would seriously detract from the appearance of the building</p>
5	<p>CONDITION: A replacement tree shall be planted towards the rear boundary in the garden of 21a Melyn Close. The tree should be of a species classed as a low water demander (N.H.B.C. 4.2) and of suitable species for the surrounding area. Details of the replacement tree shall be submitted to and approved by the Local Planning</p>

	<p>Authority prior to the completion of the development. The replacement tree as approved should be planted within one planting season of the removal.</p> <p>REASON: To ensure that the tree stock in the area is maintained and that a satisfactory standard of visual amenity is provided.</p>
6	<p>Notwithstanding the approved drawings, all external window reveal depths shall be at least 120mm</p> <p>REASON: To ensure that the local Authority may be satisfied with the external appearance of the building.</p>
7	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and access statement, EMF, Article 6 Application for planning permission, Design and access statement rev A dated 31 March 2014, site location plan, 100, 011, 012, 013, 014, 016, 015, 001, 002, 003, 004, 005, 111, 112, 113, 114, 116A, 115A, 101A, 102A, 103A, 104, 105A and 106A.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</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 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>
<b>2</b>	<p>The details submitted to the Local Planning Authority on 01/03/2011 pursuant to condition 3 of planning permission reference P090159 [LBI ref: P090159(C3C5) and approved by the LPA on 14/06/2011 shall be deemed to be approved for the purposes of this condition.</p>
<b>3</b>	<p>The details submitted to the Local Planning Authority on 01/03/2011 pursuant to condition 5 of planning permission reference P090159 [LBI ref: P090159(C3C5) and approved by the LPA on 14/06/2011 shall be deemed to be approved for the purposes of this condition.</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 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**

##### **1 Context and strategy**

Policy 1.1 (Delivering the strategic vision and objectives for London)

Policy 7.4 (Local character)

#### **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**

Policy DM2.1 (Design)

Policy DM2.3 (Heritage)

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

The following SPGs and/or SPDs are relevant:

- Urban Design Guide

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