



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

Application number	P2014/0530/FUL and P2014/0574/LBC
Application type	Full Planning Application
Ward	Barnsbury
Listed building	Listed Grade II
Conservation area	Barnsbury
Licensing Implications	None
Site Address	106 Barnsbury Road, N1 0ES
Proposal	Part demolition of existing garden level extension. Construction of a single storey basement rear extension and a bathroom rear extension between ground and first floors. Conversion of the vault area under the front steps to bathroom (listed building consent P2014/0574/LBC also submitted).

Case Officer	Sally Fraser
Applicant	Ms Michelle Ricci
Agent	Mr Angus McLeish

### 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. Aerial photograph



2. The rear of the property



3. Looking towards number 108 Barnsbury Road



4. Looking towards number 104 Barnsbury Road



5. Looking down at the existing projection and basement area



6. The properties to the rear along Cloudesley Road



7. The front vault

## **4 SUMMARY**

- 4.1 The application is for an extension to the basement, the reduction in depth of the existing ground floor projection and design alterations, a first floor rear extension and conversion of the front basement vault area into a bathroom and sauna.
- 4.2 The main considerations are the impact of the extensions and alterations on the significance of the listed building and the conservation area and the impact of the extensions on the residential amenities of the neighbouring occupiers.
- 4.3 The extensions and alterations would, by virtue of their design, size and siting, cause no undue harm to the significance of the listed building or the conservation area and would cause no undue impacts on the amenities of the neighbouring occupiers.

## **5 SITE AND SURROUNDING**

- 5.1 The application site is a mid terrace dwelling house located on Barnsbury Road.
- 5.2 It consists of a basement with small patio area to the rear with steps up to garden level, plus 3 floors above ground and a butterfly roof. There is a non original 8.3m deep ground floor rear projection. To the front at basement level there is a lightwell and 2 internal vaults underneath the pavement.
- 5.3 The property is Grade II listed and is significant for the quality of its architecture, as a handsome Georgian terraced house c.1820.
- 5.4 The site is located within the Barnsbury Conservation Area, which is considered to be of outstanding importance by virtue of its high quality late-Georgian and early-Victorian residential developments.

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

- 6.1 The proposed extension to the rear basement would have sliding rear doors, a glazed roof and outside space with steps up to garden level.
- 6.2 The existing ground floor projection would be reduced in depth to line up with the basement and would provide additional ceiling height for the new basement level room. A window on the rear elevation would extend from ground floor to basement level. The ground floor projection would have a slate roof which would be set down from the first floor window sill.
- 6.3 The proposed first floor rear extension would be 2.6m deep with a flat roof and a double hung sash window.

6.4 In terms of internal alterations, the front vault would be converted into bathroom facilities, including the addition of a wall at the front of the vault.

### **Revision 1**

6.5 Amended drawings were received on 13/3/2014. The amendments included:

- A reduction in the depth of the basement extension by 1m and further reduction in the depth of the existing ground floor extension by 1m
- A reduction in roof height of the upper part of the kitchen and sloping rather than flat.

## **7 RELEVANT HISTORY**

### **Planning Applications:**

7.1 **P2013/1149/LBC and P2013/1068/FUL-** Construction of a single storey rear garden extension, a rear extension between ground and first floors and a roof extension at third floor level. Alterations including conversion of vault and area under front steps to bathroom- Refused 26/6/2013 due to the impact of the extensions on the listed building.

7.2 **P2013/3255/LBC and P2013/3191/FUL-** Construction of a single storey sunken rear garden infill extension, a bathroom rear extension between ground and basement floors. Conversion of vault and area under front steps to bathroom. Withdrawn 29/10/2013.

### **Enforcement:**

7.3 None relevant

### **Pre Application Advice:**

7.4 Q2013/4430/LBC- submitted 13/11/2013- The scheme was similar to the scheme proposed here. It was suggested that a basement level extension could be acceptable and that a reduction in the depth of the existing ground floor projection would benefit the heritage asset. The window in the first floor extension should be real and not a false window.

## **8 CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 8 adjoining and nearby properties 21/2/2014. A site and press notice were displayed on 23/3/2014.
- 8.2 Letters were sent out to the occupants of the adjoining and nearby properties in relation to the amended plans on 7/4/2014 and a new site and press notice were displayed. The date of expiry of the reconsultation was 8/5/2014.
- 8.3 At the time of the writing of this report, 3 objections had been received with regard to the application. 2 of these objectors also replied to the reconsultation. The objections to the amended drawings were similar to those received for the scheme as originally submitted.
- 8.4 All objections are summarised below (with the paragraph that provides responses to each issue indicated in brackets):
- Loss of light (see paras 10.14 and 10.15)
  - Disproportionate extensions which would harm the listed building (see paras 10.7, 10.8, 10.9, 10.10 and 10.11)
  - Potential structural damage (see para 10.16)
  - Extension out of keeping with surrounding properties and the host property (see paras 10.7, 10.8, 10.9, 10.10 and 10.11)
  - Insufficient time to consider the revised plans (see para 10.19)
  - Overlooking (see para 10.15)
  - Impact on property values (see para 10.18)
  - Preservation of trees (see para 10.17)

### **External consultees**

- 8.5 LAMAS – the proposal would be detrimental to the setting and character of the listed building

### **Internal consultees**

- 8.6 Design and conservation: The extensions, as amended, would not harm the integrity of the listed building. Approval is recommended with appropriate conditions.



## **9 RELEVANT POLICIES**

9.1 **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**

9.2 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**

9.3 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.

### **Designations**

9.4 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

- Barnsbury Conservation Area
- Article 4 (2) Barnsbury
- Grade II listed building

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

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

## **10 ASSESSMENT**

10.1 The main issues arising from this proposal relates to:

- the impact of the extension on the significance of the listed building and the conservation area
- the impact of the extension on the amenity of the neighbouring occupiers

### **The impact of the extension on the significance of the listed building and the conservation area**

- 10.2 The NPPF 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.
- 10.3 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.'
- 10.4 Development management policy DM2.3 states that the significance of Islington's listed buildings is required to be conserved or enhanced. Proposals to alter or extend a listed building which harms its significance will not be permitted unless there is a clear and convincing justification.
- 10.5 The Barnsbury Conservation Area guidance states that the Council will operate special policies in the Barnsbury Conservation Area in order to preserve and enhance its special character and appearance. For new development, materials should be sympathetic to the character of the area, in terms of form, colour and texture.
- 10.6 Development Management policy DM2.3 requires alterations to existing buildings in conservation areas to conserve or enhance the significance of the conservation areas.
- 10.7 It is appreciated that neighbours have raised concerns in relation to the impact of the extensions on the significance of the listed building. Pre application advice was sought prior to the submission of this application and a more acceptable scheme was submitted. The Design and Conservation officer has carefully considered the current scheme and suggested further changes, which have been implemented by the applicant in the revised drawings submitted.
- 10.8 The proposed extension to the rear basement is considered an appropriate alteration. It has been reduced in depth since submission and is now a subordinate addition which would cause no harm to the significance of the heritage asset. The part glazed flat roof would be discrete and would conserve the historic appearance of the building.
- 10.9 The reduction in depth of the existing rear projection would benefit the appearance of the building. The roof of this part of the proposal has been amended since submission so that it sits below the first floor cill line. It is a welcome improvement to the existing insubordinate projection.
- 10.10 The half width first floor extension is also considered acceptable. A double hung sash window has been added since the recent pre application advice, to reflect the pattern of windows in the existing property and maintain the vertical emphasis.
- 10.11 The Design and Conservation team consider the proposal acceptable in appearance terms. The materials used would be sympathetic to the property

and the extension would not dominate or detract from the buildings character or the significance of the conservation area.

10.12 Overall the proposal would make a positive contribution to local character, in accordance with the NPPF 2012, policy CS9 of the Core Strategy 2011 and policies DM2.1 and DM2.3 of the Development Management Policies 2013.

**Impact of the extension on the amenity of the neighbouring occupiers**

- 10.13 Development management policy DM2.1 is concerned within ensuring that proposed developments have an acceptable impact on neighbouring occupiers.
- 10.14 The existing ground floor projection has been reduced in depth and there would be no undue impacts on the neighbouring occupiers as a result of this part of the proposal.
- 10.15 The first floor rear extension would, by reason of its depth and relationship with the adjacent windows at number 104, would cause no undue loss of light on the residential amenities of the occupiers, nor would it cause an overbearing impact. There would be no undue overlooking as a result of the proposal.
- 10.16 Concern was raised in relation to potential structural damage to neighbouring properties. A structural report would be required by condition should the application be approved, to ensure that the integrity of the neighbouring buildings was retained.
- 10.17 Concern was also raised in respect to the impact on trees. There are no trees within the subject that would be affected by the proposed development. Trees not within the site are outside of the control of the planning department.
- 10.18 The impact of a development on property values is not a material planning consideration.
- 10.19 In terms of the concern raised over the amount of time given to view the amended drawings, neighbours were consulted for 2 weeks and a new site and press notice erected. Representations are accepted until the time of decision of an application to ensure every opportunity is given to comment.
- 10.20 In conclusion to the above assessment, there would be undue loss of residential amenity to the neighbouring occupiers. In this respect the proposed extension is acceptable.

## **11 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The proposed extensions would cause no harm to the character and appearance of the listed building or the conservation area and there would be no undue impact on the amenities of 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 for P2014/0530/FUL:

1	<p>CONDITION: 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>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and access statement revB dated 03/02/2014, site plan, 12232/01, 12232/02, 12232/03F and 12232/04F.</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>
3	<p>CONDITION: All new facing brickwork shall match the original brickwork in respect of colour, texture, face bond and pointing. The bricks shall be Imperial yellow stock bricks. No permission is granted for the use of brick slips. The pointing shall be carried out using a lime mortar and shall be flush/slightly recessed and not weatherstruck. The brickwork shall be soot washed to match the colour and appearance of the original brickwork. The brick arches to the new windows at shall be gauged brick arches which exactly replicate the original gauged brick arches and shall be very finely pointed.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
4	<p>The new sash window shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property (or where these do not survive to a comparable house forming part of the listed terrace). It shall be painted timber, double-hung 6/6 sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 10mm (3mm glass : 4mm gas : 3mm glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
5	<p>ALL EXTERNAL AND INTERNAL WORKS TO MATCH (COMPLIANCE): All new</p>

	<p>external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
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**List of Conditions for P2014/0574/LBC:**

1	<p>3 YEAR CONSENT PERIOD FOR LBC and CAC: The works hereby permitted shall be begun not later than three years from the date of this consent.</p> <p>REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>CONDITION: All new facing brickwork shall match the original brickwork in respect of colour, texture, face bond and pointing. The bricks shall be Imperial yellow stock bricks. No permission is granted for the use of brick slips. The pointing shall be carried out using a lime mortar and shall be flush/slightly recessed and not weatherstruck. The brickwork shall be soot washed to match the colour and appearance of the original brickwork. The brick arches to the new windows at shall be gauged brick arches which exactly replicate the original gauged brick arches and shall be very finely pointed.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
3	<p>No permission is granted for the removal of any original joinery. All new joinery shall accurately replicate original late-Georgian joinery, in terms of material, profile and detailing, surviving to the property or where this does not survive to a comparable house forming part of the listed terrace. If no original late-Georgian joinery survives to the property or a comparable house any new work shall exactly replicate late-Georgian joinery appropriate for the age, style and status of the property and hierarchy of the space.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
4	<p>No boxed-in services shall be installed to the interior of the building unless shown on the drawings hereby approved. No permission is granted for any new plumbing, pipes, soilstacks, flues, vents, ductwork, grilles, security alarms, lighting, cameras or other appurtenances fixed to any external faces of the building unless shown on the drawings hereby approved. All new external rainwater goods and soil pipes shall be of cast iron, painted black.</p> <p>REASON: To conserve the significance of the heritage asset.</p>

5	<p>No permission is granted for any cleaning of brickwork, other than a gentle surface clean using a nebulous water spray.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
6	<p>The new sash window shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property (or where these do not survive to a comparable house forming part of the listed terrace). It shall be painted timber, double-hung 6/6 sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be no greater than 10mm (3mm glass : 4mm gas : 3mm glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: To conserve the significance of the heritage asset.</p>
7	<p>ALL EXTERNAL AND INTERNAL WORKS TO MATCH (COMPLIANCE): All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</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>

## **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)

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**

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 -
- Conservation area guidance