



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:	10 th June 2014	NON-EXEMPT

Application number	P2014/0835/FUL
Application type	Full Planning Application (Householder)
Ward	St Peters Ward
Listed building	Unlisted
Conservation area	Duncan Terrace / Colebrook Row
Development Plan Context	n/a
Licensing Implications	n/a
Site Address	7 Oakley Crescent, London EC1V 1LQ
Proposal	Replacement of windows in front elevation with double glazed framed windows and insertion of first floor rear window.

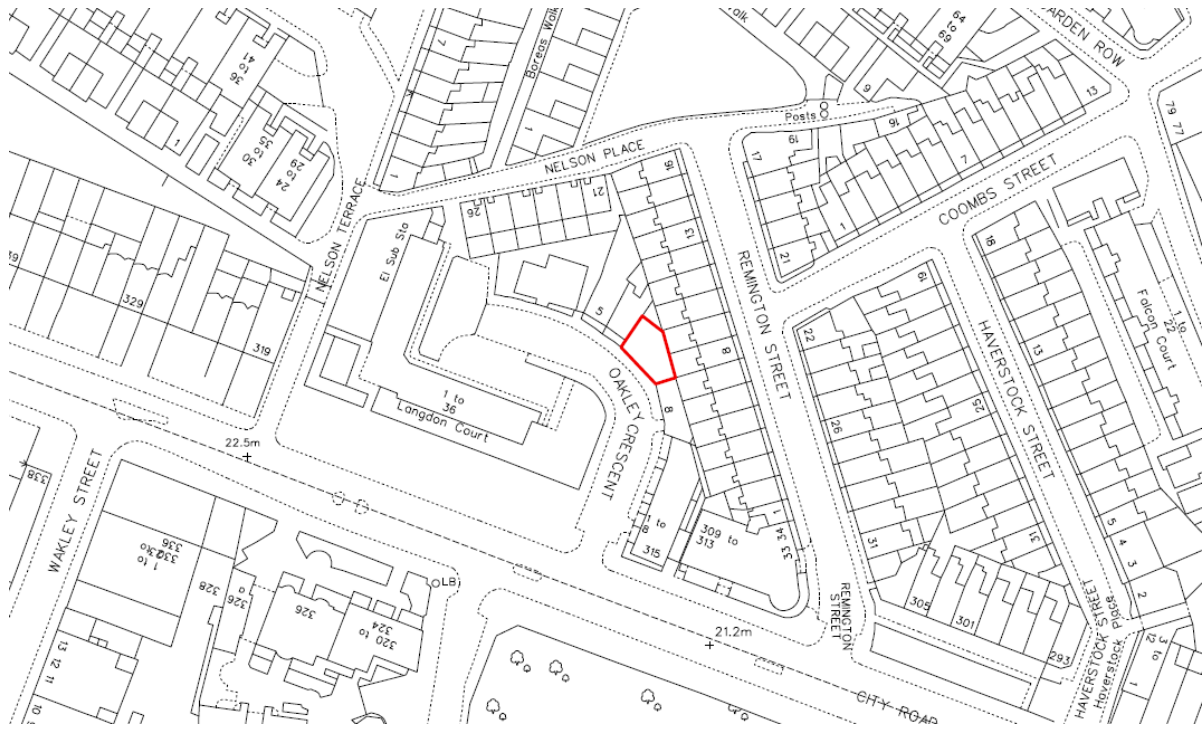
Case Officer	Mr Nathaniel Baker
Applicant	Mr Anthony Rawcliffe
Agent	N/A

1.0 RECOMMENDATION

The Committee is asked to resolve to GRANT planning permission:

1. subject to the conditions set out in Appendix 1.

2.0 SITE PLAN (site outlined in red)



3.0 PHOTOS OF SITE/STREET

1. View from junction with City Road



2. View from Langdon Court



3. Existing first floor rear windows



4.0 SUMMARY

- 4.1 Planning permission is sought for the replacement of white uPVC framed double glazed windows in the front elevation with black/dark grey alu-clad framed double glazed framed windows and the insertion of first floor rear window to match the existing.
- 4.2 The application is brought to committee because it is a Councillor's application.
- 4.3 The proposed replacement windows are considered to integrate with the existing property and would preserve the character and appearance of the conservation area. Furthermore, the proposed additional window would not result in any additional overlooking to the neighbouring occupiers.

5.0 SITE AND SURROUNDING

- 5.1 The property consists of a two storey dwelling which wraps around the north east corner of the road and has a flat roof, an integral garage and a small rear garden. The façade of the building has a vertical emphasis delineated with yellow facing brickwork, interspersed with glazing and planters and with a black painted panel at the top of each line of windows. The timber garage door, timber front door and panels above these are painted black. To the south the property adjoins a similar property, which continues around the curve of the road.
- 5.2 The site is located within the Duncan Terrace/Colebrooke Road Conservation Area. To the rear of the site, the terraced row of properties forming the west side of Remington Street are grade II statutory listed.

6.0 PROPOSAL (in Detail)

- 6.1 The proposal is for the replacement of the uPVC white framed double glazed windows in front elevation with double glazed black/dark grey coloured alu-clad framed windows and the insertion of first floor rear window.

Revision 1

- 6.2 Amended plans were received on 29th April 2014 which omitted the previously approved roof extension.

7.0 RELEVANT HISTORY:

Planning Applications

- 7.1 **P2013/0651/FUL** - Roof extension, creation of roof terrace and conversion of garage to habitable accommodation – Granted conditional permission on 01/07/2013.

Enforcement:

- 7.2 None.

Pre-application Advice:

- 7.3 None.

8.0 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 53 adjoining and nearby properties at City Road, Remington Street and Oakley Crescent on 12th March 2014. A site notice was placed at the site and the application advertised on 13th March 2014. The public consultation of the application therefore expired on 3rd April 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 no responses had been received from the public with regard to the application.

Internal Consultees

8.3 Design and Conservation Team –

The proposed replacement of the existing uPVC windows is considered acceptable in principle. The application form states the replacement of the existing windows with black or dark grey alum-clad framed windows. This is acceptable in principle, but the windows should be grey, not black.

The proposed new window to the rear is considered acceptable in principle.

Further informal comments received 22nd April 2014:

The use of black frames is acceptable where this would match the existing black panels on the front elevation.

External Consultees

- 8.4 **Angel Association** – No response received.
- 8.5 **Duncan Terrace Association** – No response received.

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

10.0 ASSESSMENT

10.1 The main issues arising from this proposal relate to:

- Design and impact upon the Conservation
- Neighbour Amenity

Design and Impact upon the Conservation Area

10.2 The proposal would replace the existing uPVC white framed double glazed windows with black/dark grey alu-clad double glazed windows in the front elevation. The proposed windows would replicate the existing glazing pattern and scale, whilst the use of black/dark grey window frames would better integrate with the black panelling on the front of the property.

10.3 The proposed first floor rear window would match the design of and align with the existing first floor windows in the rear elevation.

10.4 The proposed replacement windows in the front elevation and additional window in the rear elevation would integrate with the existing property and would preserve the character and appearance of the conservation area.

Neighbour Amenity

10.5 The proposed replacement windows would be located in the same location as the existing windows at the site and would therefore not result in any additional overlooking.

10.6 The proposal also includes the introduction of an additional window facing towards the rear elevation of the properties fronting Remington Street, the proposed rear window would be set next to two existing windows with the same aspect. One of the existing windows is obscurely glazed, serving a bathroom and the window closest to the proposed opening is clear. By reason that the proposed window would have the same outlook as the existing upper floor clear glazed window, is small in scale and serves as a secondary window to a kitchen, it is not considered it would not result in any additional overlooking.

10.7 The proposed replacement windows in the front elevation and additional window in the rear elevation would not detrimentally impact upon the amenity of the neighbouring occupiers, subject to condition.

11.0 SUMMARY AND CONCLUSION

Summary

11.1 The proposed replacement windows and additional window to the rear are considered to be acceptable with regards to design and amenity.

11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies

and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That planning permission be granted subject to the prior completion of a memorandum of understanding between the Service Director of the Council’s Housing and Adult Services department and relevant officers in the local planning authority in order to secure the following planning obligations to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development / Head of Service – Development Management or in their absence the Deputy Head of Service or Area Team Leader:

1. The two proposed units shall remain in social rented housing use and at no point shall be sold as marketable housing.

RECOMMENDATION B

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

List of Conditions:

1	Commencement
	<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	Approved plans list
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans: AP LOC 000, AE EXI 000 and AE PRO 000.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The front windows hereby approved shall match those detailed on the plans and those detailed in the application form hereby approved in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>

List of Informatives:

1	Positive Statement
	<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.</p>

	<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.

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.

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:

- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

CS8 (Enhancing Islington's Character)

Strategic Policies

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

C) Development Management Policies June 2013

- DM2.1** Design
- DM2.3** Heritage

Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington

- Duncan Terrace / Colebrook Row Conservation Area Design Guidelines
- Urban Design Guide