



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:	10th June 2014	NON-EXEMPT

Application number	P2014/0109/FUL
Application type	Full Planning Application
Ward	Bunhill
Listed building	None
Conservation area	St Luke's
Licensing Implications	None
Site Address	Peabody Community Centre, Chequer Street, EC1Y 8PN
Proposal	Insertion of new glazed doors in place of existing window to allow access to new external paved area with new disabled access ramp.

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 front community centre



3. The rear of the building with block 'N' behind.

4 SUMMARY

- 4.1 The application is for the installation of an external door to replace a window in the rear (northern) elevation of the community centre building, together with a disabled access ramp leading to a new external paved area.
- 4.2 The main considerations are the impact of the alterations on the conservation area, whether the design is inclusive and the impact of the development on the residential amenities of the neighbouring occupiers.
- 4.3 The proposed development is considered to be acceptable. The alterations would, by virtue of their design, size and siting, preserve the special character of the conservation area and would cause no undue impacts to the amenities of the neighbouring occupiers. The development would provide accessible accommodation.

5 SITE AND SURROUNDING

- 5.1 The application site is a small, single storey building known as the 'Whitecross Community Centre', located within the 'Whitecross Street Estate' which is owned by the Peabody Trust.

- 5.2 The Centre provides a space for resident association functions and other community activities.
- 5.3 The existing building is modern and brick built with a flat, overhanging roof. There is an entrance door with disabled access ramp on the western elevation and a window in the northern elevation. The existing fenestration is timber.
- 5.4 The building is connected to the west by block N, Chequer Street, a residential block of flats. To the east of the site is an access road which leads into a courtyard, surrounded by residential blocks of flats.
- 5.5 The majority of the blocks surrounding the courtyard were built in the 19th century. On the northern side of the courtyard a modern block of flats building circa 1970.
- 5.6 The courtyard is currently open with some ad hoc parking.
- 5.7 The site is located within the St Lukes Conservation Area. Neither the community centre building nor the surrounding buildings are not listed or locally listed.

6 PROPOSAL (IN DETAIL)

- 6.1 The proposal comprises of the removal of a window on the northern elevation of the community centre building facing the courtyard and its replacement with a single leaf (with side panel) timber double glazed door.
- 6.2 A ramp with 1m high railings are also proposed to provide level access to ground level. Concrete block paving around the new entrance would facilitate an outdoor amenity area for the centre.

Revision 1

- 6.3 Amended drawings were received on 26/3/2014. The amendments included:
 - The replacement of the initially proposed double leaf door with a single leaf only with a width of 775mm to comply with Inclusive Design standards
 - The removal of the fanlight above the proposed door
 - The reduction in size of the paving blocks
 - The addition of an access ramp to provide level access to the building

7 RELEVANT HISTORY

Planning Applications:

7.1 None relevant

Enforcement:

7.2 None relevant

Pre Application Advice:

7.3 None relevant

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 117 adjoining and nearby properties 21/1/2014. A site and press notice were displayed on 23/1/2014.
- 8.2 Letters were sent out to the occupants of the adjoining and nearby properties in relation to the amended plans on 11/3/2014 and a new site and press notice were displayed. The date of expiry of the reconsultation was 1/4/2014.
- 8.3 At the time of the writing of this report, 7 objections had been received and 1 petition containing 11 signatories 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):
- Proximity of paved area to the entrance of block N (see paras 10.12, 10.13 and 10.14)
 - Noise and disturbance (see paras 10.12, 10.13 and 10.14)
 - The materials used for the paving (see para 10.8)
 - Position of the proposed ramp and access door (10.14)

External consultees

8.5 None

Internal consultees

- 8.6 Design and conservation: the proposal, with appropriate conditions, would have an acceptable impact on the character of the conservation area.
- 8.7 Inclusive Design: As amended, the proposal complies with the Council's Inclusive design standards.

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:
- St Lukes Conservation Area
 - Central Activities Zone

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 alterations on the conservation area
 - the impact of the alterations on the amenity of the neighbouring occupiers

- Inclusive design

The impact of the extension on the significance of 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 The St Lukes Conservation Area guidance states that the Council will operate special policies in the St Lukes 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.
- 10.5 Development management policy DM2.3 requires alterations to existing buildings in conservation areas to conserve or enhance the significance of the conservation areas.
- 10.6 The replacement of the existing window with a door is considered acceptable in appearance terms. The proposed door would be timber to match the existing windows and would be in keeping with the general character of the conservation area. A fanlight to the top of the door has been removed to ensure that the design of the door is simple and reflects the style of the existing windows.
- 10.7 The ramp and railings would provide level access into the building. Given the mixed use of the courtyard area, the varying age of the buildings surrounding it and the fact that the proposal would not be visible from Whitecross Street, this is an acceptable addition.
- 10.8 The size of the proposed paving slabs have been reduced since the original submission to ensure they would be similar in size to the cobbles on the existing access road adjacent to the site. A condition is recommended for the submission of a sample of a proposed paving.
- 10.9 The Design and Conservation team consider the proposal acceptable in appearance terms. The materials used would be sympathetic to the building and the alterations would not dominate or detract from the significance of the conservation area.
- 10.10 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

- 10.11 Development management policy DM2.1 is concerned within ensuring that proposed developments have an acceptable impact on neighbouring occupiers.
- 10.12 Local residents have raised concern over potential noise and disturbance emanating from the use of the external area adjacent to the community centre, particularly given its proximity to the entrance door of block N
- 10.13 The proposed paved area is relatively small and located directly outside the community centre. It is not considered that the development would generate noise and disturbance sufficient to withhold planning permission.
- 10.14 The location of the proposed door and ramp would not obstruct access to Block N, which is located some 5m to the west.
- 10.15 Overall, there would be undue loss of residential amenity to the neighbouring occupiers. In this respect the proposed extension is acceptable.

Inclusive Design

- 10.16 The drawings have been amended post submission to include an access ramp, ensuring level access to the building via the new entrance. The single leaf door is of an appropriate width and would provide ease of use for all.
- 10.17 The proposal complies with the councils inclusive design standards as set out in the 'Inclusive Design' supplementary design guidance.

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:

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, 235/1 A, 235/2 A, 235/3, 235/4 A, 235/5 and 'photos as existing'.</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: The railings attached to the access ramp hereby approved shall be painted black and shall be maintained as such thereafter.</p> <p>REASON: To conserve the special character of the conservation area.</p>
4	<p>CONDITION: A sample of the paving hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site.</p> <p>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>
5	<p>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.</p> <p>REASON: In the interest of securing sustainable development and to ensure that</p>

	the resulting appearance and construction of the development is of a high standard

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. 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)

DM2.2 (Inclusive 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
- Inclusive Design