

## PLANNING COMMITTEE REPORT

Development Management Service  
Planning and Development Division  
Environment and Regeneration  
Department  
PO Box 333  
222 Upper Street

<b>PLANNING SUB-COMMITTEE A</b>		
Date:	1 <sup>st</sup> November 2016	NON-EXEMPT

Application number	P2016/2693/FUL
Application type	Full Planning Application
Ward	Barnsbury Ward
Listed building	Not listed
Conservation area	Barnsbury Conservation Area
Development Plan Context	Conservation Area
Licensing Implications	None
Site Address	17 Dove's Yard London N1 0HQ
Proposal	Erection of a single storey rear extension

Case Officer	Thomas Broomhall
Applicant	Mrs Susan Miller-Jones
Agent	Jason Davies - Paul Archer Design

### 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 black)



3. PHOTOS OF SITE/STREET

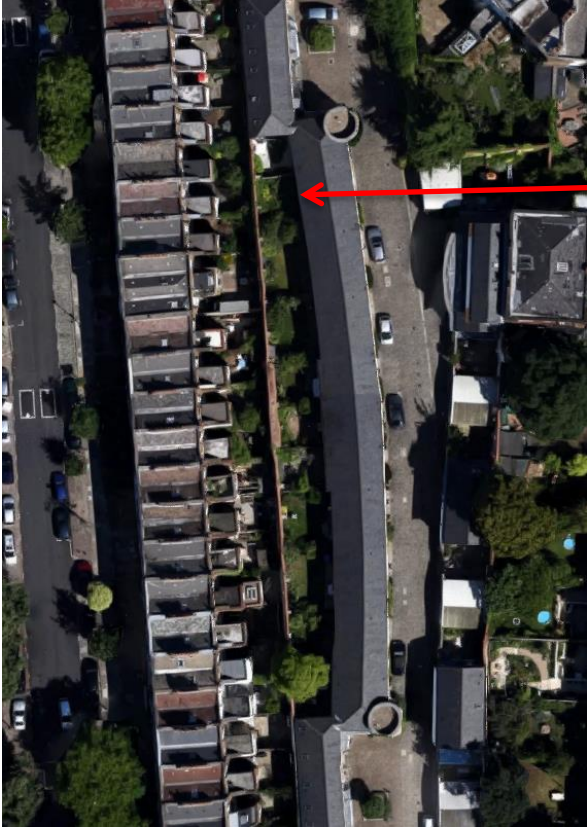


Image 1: Aerial view of the site from directly above the site



Image 2: Looking into the site in a easterly direction



Image 3: View of right side of rear elevation



Image 4: View of ground floor of rear elevation



Image 5: View along rear of terrace



Image 6: View of works to no. 16



Image 7: View of existing rear garden

#### **4. SUMMARY**

- 4.1 Planning permission is sought for the erection of a single storey rear extension at ground floor level to an existing two storey single dwelling house to create additional habitable floorspace.
- 4.2 The application is brought to committee because of the number of objections received.
- 4.3 The issues arising from the application are the impact of the proposed rear extension on the character and appearance of the host building, wider terrace and surrounding conservation area; and the impact on the amenities of the adjoining and surrounding residential properties.
- 4.4 The impact of the proposal on the character and appearance of the host building, wider terrace and surrounding conservation area is considered to be acceptable. The impact on the amenities of the adjoining and surrounding properties is considered to be acceptable.

#### **5. SITE AND SURROUNDING**

- 5.1 The application site is a two storey mid terrace single dwelling house within a purposed built residential development granted consent in 1994.
- 5.2 The site is within the Barnsbury Conservation Area, whilst the property is not listed, the rear boundary wall of the site it abuts the boundary of the Grade II listed properties at 94 and 96 Cloudesley Road. The site is not visible from public views.

#### **6. PROPOSAL (in Detail)**

- 6.1 The application is a resubmission following a previously refused application. The latest proposes the erection of a single storey rear extension at ground floor level with a partially reduced depth from the refused scheme. The extension incorporates glazed doors and a green roof, covering the full width of the rear elevation. Part of the extension extends at a depth of 3 metres and part of the extension adjoining the boundary with no. 18 Dove's Yard is partially recessed to a depth of 1.3 metres covering a width of 1.7 metres. This is an amendment to the design of the previously refused application. The proposed extension would be 2.9 metres in height.

##### Revision:

- 6.2 The submitted application initially included a proposed play den and associated structures at the end of the garden. On the advice of the case officer, these elements have been removed from the application.

#### **7. RELEVANT HISTORY:**

## PLANNING APPLICATIONS:

- 7.1 June 1994 Planning Permission (ref: 93/0365) granted for *redevelopment for housing to provide 25 two-storey houses and 2 three-storey houses to comprise of 11 x three-bedroom units 8 x two-bedroom units and 8 x one-bedroom units and associated car parking and the raising of a boundary wall to 5.1 metres height at the rear of Nos. 8 9 and 10 Cloudesley Street.*

*CONDITION: Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no extensions to the original dwelling house(s) hereby approved shall be carried out or constructed without express planning permission.*

- 7.2 **17 Dove's Yard** - May 2016 – Planning Application (Ref: P2016/1089/FUL) refused for erection of a single storey rear extension and creation of additional structures including playden at 17 Dove's Yard, Islington, London, N1 0HQ.

REASON: The proposed single storey rear extension would have an unacceptably harmful impact on the residential amenities of the neighbouring property at no's 18 Dove's Yard due to the loss of outlook, creation of undue sense of enclosure and overbearing impact on the rear ground floor elevation windows of this property. Therefore the proposal, results in unacceptable harm to the amenities and living conditions of those occupiers contrary to the NPPF (2012); policies CS8 and CS9 of the Core Strategy (2011) and policy DM2.1 of the Islington Development Management Policies (2013).

REASON: The proposed rear extension and proposed rear playden cumulatively result in an unacceptably harmful impact on the character and appearance of the property, by virtue of their overall excessive design, scale, bulk, height and excessive footprint which fail to preserve and enhance the character and appearance of the host building and surrounding Conservation Area. The proposal is therefore contrary to policy 12 of the National Planning Policy Framework 2012, policy 7.8 of the London Plan (2015), policy CS9 of Islington's Core Strategy (2011), policies DM2.1 and DM2.3 of Islington's Development Management Policies (2013) and guidance contained within the Conservation Area Design Guidelines (2002) and the Islington Urban Design Guide (2006).

- 7.3 **17 Dove's Yard** - September 2016 Application for Certificate of Lawfulness (Proposed)(ref: P2016/3668/COLP) submitted in connection with the erection of rear outbuildings within the curtilage of the dwelling house at 17 Dove's Yard, Islington, London, N1 0HQ.

- 7.4 **16 Dove's Yard** - August 2015 Planning Application (ref: P2015/1824/FUL) refused for *Construction of a single storey rear extension* at 16 Dove's Yard London N1 0HQ.

REASON: The proposed single storey rear extension by reason of its inappropriate scale, depth, height, bulk and final design would form an



overdominant feature which would have an overbearing impact when viewed from the neighbouring rear ground floor windows and garden of No. 17 Dove's Yard. The proposed development would fail to be a subservient addition to the host property and is therefore considered to have a detrimental visual impact on the character and appearance of the host building and wider Barnsbury Conservation Area. The proposed development is therefore considered to be contrary to policies CS8 and CS9 of Islington's Core Strategy (2011), policies DM2.1 and DM2.3 of the Adopted Development Management Policies (2013), the Islington Urban Design Guide (2006) and the Conservation Area Guidelines (2002).

- 7.5 **16 Dove's Yard** - February 2016 Planning Permission (ref: P2015/4201/FUL) granted for the construction of a rear, single storey extension at 16 Dove's Yard, London, N1 0HQ.

**ENFORCEMENT:**

- 7.6 None.

**PRE-APPLICATION ADVICE:**

- 7.7 February 2016 – Pre-application Advice (ref: Q2016/0338/HH) provided in relation to a two storey rear extension at 17 Dove's Yard. The advice provided included the following:

*It is recommend that the proposed single storey extension is set in from the shared boundary with 18 Dove's Yard to reduce the loss of outlook and not create unacceptable enclosure levels as experienced from the living room to this property. Provided that the approved extension at no. 16 Dove's Yard is under construction at the time of the next application, the impact of the proposed ground floor element onto no. 16 Dove's Yard would be considered acceptable as the ground floor element would not project as far as the approved extension. In the event that the extension has not yet been constructed, the impact on the outlook of this property would still be acceptable, due to the differing context between this property and no. 16 Dove's Yard.*

**8. CONSULTATION**

**Public Consultation**

- 8.1 Letters were sent to occupants of adjoining and nearby properties on Dove's Yard and Cloudesley Road. A site notice and press notice were also displayed on 28 July. The public consultation on the application ended on 18 August 2016.
- 8.2 In total 8 objections have been received, all the issues raised, can be summarised as follows (with the paragraph that provides responses to each issue indicated in brackets):

- Depth and height of the proposed extension is excessive, dominant, not in proportion and out of scale and character with the main dwelling, rear of the terrace and the conservation area, contrary to the Conservation Area Design Guide, Islington Urban Design Guide and Development Management Policies DM2.1 and DM2.3 (**See paragraph 10.17**)
- Extension should be no higher than the extension approved at no. 16 and difference in height is contrary to Design Guidance (**See paragraph 10.18**)
- Loss of garden space harms the integrity of the development (**See paragraph 10.19**)
- Request acknowledgement that the projections to no's 12-14 are part of the original design of the development as the centre of a curved rear of the terrace and not later additions (**See paragraph 10.10**)
- Requests condition of windows and materials to match rear of terrace (**See paragraphs 10.20**)
- Harm to amenities of the rear of no. 18 Dove's Yard due to loss of daylight, sunlight, outlook and increase in enclosure and overlooking (**See paragraphs 10.25-10.27**)
- Requests conditions regarding use of flat roof as a roof terrace and that and that no further applications can be submitted to amend the approved scheme (**See paragraphs 10.30 and 10.31**)
- Requests that the Council's Heritage Committee are consulted and also the Council's Conservation Officers (**See paragraph 10.32**)
- Loss of outdoor space for family sized housing (**See paragraph 10.33**)
- Request for a condition requiring structural survey of the impact on the heritage wall to the rear boundary of the site (**See paragraph 10.34**)
- Impact of construction on neighbouring occupiers due to disturbance from noise, parking and damage to cobbles (**See paragraph 10.35**)

### **Internal Consultees**

- 8.3 Design and Conservation – No objection. The application is for a full width single storey rear extension which will occupy c. 50% of the rear garden area. Whilst only one partial width single storey extension has been approved, the proposed full width extension, although interrupting the established character of the rear elevations, does not harm the character or appearance of the Barnsbury Conservation Area. Dove's Yard is bordered to the west by the Grade II listed Cloudesley Road. Although within the setting of the listed terrace, the application site is to the rear and is separated by a 5m high wall so that the direct impact on the setting would be minimal. Moreover the application proposed a green roof which would minimise the visual impact of the development from the surrounding properties.

### **External Consultees**

- 8.4 None.

## **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 Policy and Guidance**

- 9.1 The National Planning Policy Framework 2012 and Planning Policy Guidance (PPG) 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, 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. ASSESSMENT**

- 10.1 The main issues arising from this proposal relate to:

- Land Use
- Design and Conservation
- Neighbouring amenity
- Other matters

### **Land Use**

- 10.2 Planning permission is sought for the erection of a single storey rear extension. Although planning permission is not normally required for development of this nature, when the original development in Dove's Yard was granted planning permission in 1994 (930365), permitted development rights were removed from the property with regards to extensions. This was to ensure that any future extensions on the site could be carefully considered in order to assess the character and appearance of the property and wider locality.

### **Design and Conservation**

- 10.3 The application is a resubmission following the refusal of an application on the site, in May 2016 for the erection of a rear extension and creation of additional structures including playden. The resubmitted application proposes the erection a full width ground floor single storey rear extension to the property which is reduced in depth adjacent to the boundary with no. 18. During the course of this application, the proposed additional structures at the end of the garden have been removed from the application.

- 10.4 Policy DM2.1 (A) of the Islington Development Management Policies sets out the following:

*All forms of development are required to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Further details on design requirements in Islington are set out in the Islington Urban Design Guide, Streetbook, Inclusive Landscape Design and other Supplementary Planning Documents. This policy applies to all new developments including alterations and extensions to existing buildings.*

- 10.5 Policy DM2.3 (A) of the Islington Development Management Policies (DMP) sets out the following:

*Islington's historic environment is an irreplaceable resource and the council will ensure that the borough's heritage assets are conserved and enhanced in a manner appropriate to their significance. Development that makes a positive contribution to Islington's local character and distinctiveness will be encouraged.*

- 10.6 Policy DM2.3 (B)(i) of the Islington Development Management Policies (DMP) sets out the following:

*The council will require that alterations to existing buildings in conservation areas conserve or enhance their significance. Similarly, new developments within Islington's conservation areas and their settings are required to be of high quality contextual design so that they conserve or enhance a conservation area's significance. Harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification. Substantial harm to the significance of a conservation area will be strongly resisted.*

- 10.7 Section 2.5.2 of the Islington Urban Design Guide (IUDG) sets out the following:

*Rear extensions should avoid disrupting the existing rhythm of the existing rear elevations, or dominate the main building. Where they can be neatly accommodated, there will normally be scope for lower ground or ground floor extensions within a lightwell or beyond the line of the existing back addition providing sufficient garden space is retained. High quality contemporary extensions will be encouraged on lower floors except where conservation*

*guidelines require extensions to conform to the design of the existing building.*

- 10.8 Paragraph 10.18 of the Barnsbury Conservation Area Design Guidelines (CADG) set out the following:

*Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted, unless it can be shown that no harm will be caused to the character of the area.*

- 10.9 Paragraph 10.19 of the Barnsbury Conservation Area Design Guidelines set out the following:

*In order to preserve the scale and integrity of the existing buildings it is important that rear extensions are subordinate to the mass and height of the main building. Rear extensions will be permitted on their merits and only where the scale, design and materials to be used are in keeping with the existing property and where all other planning standards are met. Normally, the two storey part of the extension will be on the staircase side of the elevation. Original windows, especially those to the principal rooms of the property contribute to the character and appearance of historic buildings and should be retained*

- 10.10 The application site is located in the Barnsbury Conservation Area. The site itself forms part of a gated community built in the 1990s and although 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. While the majority of properties within the terrace did not contain any rear projections, it is noted that the properties at no's 12-14 to the south have been constructed with original two storey rear projections as they sit in the centre of the terrace which has been designed with a curve on either side of these properties. Whilst the right to build rear extensions under permitted development, has been removed by the original consent granted in 1994, this does not prevent the acceptability of a rear extension, but allows the Council to control the details of any rear extensions to ensure their acceptability.
- 10.11 In February 2016 planning permission was granted (ref: P2015/4201/FUL) for the erection of a single storey rear extension to the adjoining property at no. 16 Dove's Yard. The permission was granted by the planning sub-committee, following the refusal of a previous application on the property (ref: P2015/1824/FUL) on the grounds of design and impact on neighbouring amenity. The principle of a single storey rear extension to the two storey dwelling house has therefore been established.

- 10.12 The reason for refusal of the previous application at no.17 Dove's Yard related to the cumulative impact of the proposed rear extension and playden on the character and appearance of the property, by virtue of their overall excessive design, scale, bulk, height and excessive footprint. The playden has been removed from the application and the footprint of the proposed extension has been reduced through recessing the depth of the extension adjacent to the boundary with no. 18.
- 10.13 The depth, scale and proportions of the proposed single storey extension are considered to remain subordinate to the mass and height of the main building. The consent and current construction of the rear extension at no. 16 is considered to have altered the previously unaltered rhythm of the rear of the terrace. Consideration has been given to the extent of the proposed increase to the footprint of the dwelling and the impact on the character of the modest rear garden and the property's dense urban setting. The proposed extension is considered to balance the built form with retaining sufficient garden area and enables the property to retain sufficient garden space.
- 10.14 The latest scheme is considered to have overcome the second reason for refusal relating to the cumulative impact of the proposed design, scale, bulk, height and excessive footprint. Each application is assessed on its own merits, in accordance with the relevant planning policies, based on an assessment of the impact of each proposal and the constraints of each site. Officers must be able to demonstrate that the extension would cause a discernible visual harm to the character and appearance of the host dwelling, adjoining terrace or surrounding conservation area in order to justify refusal of the application on this basis. It is considered by officers that there is no visual harm caused by the proposal in this instance.
- 10.15 The NPPF (paragraph 134) states that where a development proposal will lead to less than substantial harm of a designated heritage asset, this harm should be weighed against the public benefits. The application site is located to the rear of a row of Grade II Listed properties on Cloudesley Road and at a significantly lower level and is separated by a 5 metre high wall to the rear. There is a separation distance of 3 metres between this wall and the rear of the proposed extension and given the distances, the proposal is considered to cause less than substantial harm to this heritage asset. Furthermore, whilst the application site is located in the Barnsbury Conservation Area it forms part of a more modern development within this historic setting. As the proposal results in a subservient extension to the existing dwelling, there is a neutral impact and therefore the test of the NPPF does not apply, however in light of the above, the proposal is not considered to have a harmful impact on the setting of the heritage assets.

- 10.16 The proposal is therefore considered to be consistent with the aims of Council objectives on design and in accordance with Islington Development Management Policies DM2.1 and DM2.3, the Islington Urban Design Guide (2006) and the Barnsbury Conservation Area Design Guide (2002).
- 10.17 Objections have been received concerning that the depth and height of the proposed extension is excessive, dominant, not in proportion and out of scale and character with the main dwelling, rear of the terrace and the conservation area, contrary to the Conservation Area Design Guide, Islington Urban Design Guide and Development Management Policies DM2.1 and DM2.3. However it is considered that the proposal has been sensitively designed so as not to create an overdominant feature when viewed from the private realm, especially in relation to the existing dwelling. Whilst it is noted that other properties in this row of terraces have not been extended to the rear with the exception of a part width extension to the immediately adjoining property at no. 16, this does not automatically mean the proposal will be harmful to the character and appearance of the locality, and each application must be assessed on its own merits. Furthermore, the application site is located in a gated community with a 5 metre high wall along the rear boundary, therefore the proposal would only be visible from the immediate neighbouring properties and it is not considered to harmfully alter the character of the area nor their amenity.
- 10.18 An objection has been received concerned that the height of the proposed extension should be no higher than that approved at no. 16. The approved extension at no. 16 extends 3.5 metres into the rear garden and 2.65 metres in height. Whilst the proposed extension to no. 17 would exceed the height to no. 16 at 2.9 metres, given the small difference in heights and the variety of heights of boundary walls along the rear of the terrace, the visual impact on the rear of the terrace is negligible.
- 10.19 An objection has been received, advising that the proposed reduction in garden space would be harmful to the integrity of the Dove's Yard development. However the application site is located in a gated community with a 5 metre high wall along the rear boundary, therefore the proposal would only be visible from the immediate neighbouring properties and given the curve on the rear of the terrace this is limited to a small number of dwellings at this end of the terrace. Given this limited visibility, and the reduction in garden space, this is not considered to harmfully alter the character of the area as to justify refusal of the application on this basis. The impact of the reduction in garden space on the amenities of the future occupiers of the dwelling is considered in paragraph 10.33.

10.20 An objector has objected to the extent of the glazed doors and windows, and requested that a condition is attached to any grant of consent for a rear extension which requires the fenestration and materials to match the existing building. The extent of the glazing on the proposed ground floor rear extension is not considered to be harmful to the character and appearance of the host building and is therefore acceptable even though it doesn't copy the pattern of the original rear elevation. Therefore it would be unnecessary and unreasonable to impose such a condition on any consent for a rear extension. The proposed brick work matches the existing, and the materials are acceptable. It is recommended that a condition is attached to require the proposal to be undertaken in accordance with the materials indicated in the submitted documents.

### **Neighbouring Amenity**

10.21 All new developments are subject to an assessment of their impact on neighbouring amenity in terms of loss of daylight, sunlight, privacy, safety and an increased sense of enclosure.

10.22 The proposal is for a full width single storey rear extension. The extension extends at a depth of 3 metres and a height of 3 metres. Part of the extension adjoining the boundary with no. 18 Dove's Yard is partially recessed to a depth of 1.3 metres covering a width of 1.7 metres.

10.23 Part x of policy DM2.1 sets out that development should provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.

10.24 Consideration has been given to the depth and height of the proposed extension and the impact on the amenities of the adjoining properties. The extension will project 0.5 metres less than the extension now under construction at no. 16 and as a result the impact on the amenities of this property is negligible.

10.25 With regards to the impact on daylight and sunlight on the rear of no. 18 Dove's Yard which adjoins the property to the north of the site, a Daylight and Sunlight report has been submitted. The report's findings indicate that the impact of the proposal on no. 18 Dove's Yard will be acceptable in accordance with the aims of the British Research Establishment's (BRE) guidelines. The submitted drawings indicate that the proposed extension passes the 45 degree rule set out by the BRE guidelines with regards to the closest window of no. 18. The submitted daylight and sunlight report indicates that the impact of the proposed extension on no. 18, is acceptable in accordance with the BRE Guidelines.



- 10.26 The single storey extension will extend at a depth of 1.2 metres on the boundary with no. 18 and the remainder of the extension will be recessed by 1.7 metres from the existing boundary fence. Given this design the impact of the proposal on 18 Dove's Yard will be minimised. The resultant impact is not considered to result in an unacceptably harmful impact in terms of loss of outlook, or over dominance or undue increase in sense of enclosure.
- 10.27 Consideration is given to the design of the proposed rear extension and the window on the side elevation facing towards the rear garden of no. 18. The boundary fence is 1.8 metres in height which meets the height of screening typically conditioned to prevent overlooking. In this instance, due to the presence of a 1.8 metre boundary fence it is considered that there is no potential for overlooking. On this basis the impact of the increase in overlooking towards no. 18 is considered to be acceptable.
- 10.28 Therefore the impact of the proposal on the rear elevations of these properties is acceptable in accordance with policy DM2.1 of the Islington Development Management Policies.
- 10.29 The extension has been designed to minimise the impact on the outlook and impact of enclosure on this property and is therefore acceptable within the proposed context.
- 10.30 An objection was received requesting a condition preventing the use of the flat roof as a roof terrace. The application proposes to create a green roof on the proposed extension and does not propose to use the flat roof as a roof terrace and has not annotated on the plans that it would be used for such purposes. Planning permission would be required for structures associated with the formal creation of a roof terrace, and given the intended creation of a green roof, it would be unnecessary and unreasonable to attach such a condition.
- 10.31 An objection has been received requesting that any approved rear extension cannot be amended on a future application. However there are no overriding circumstances that would require this condition which would be unreasonable and, in any event this would be outside of the planning legislation. Each submitted application is assessed on its own merits taking into consideration material planning considerations at the time. As a result no maximum permitted development height has been set by the Council for any future development on the application site or any other site for that matter.
- 10.32 An objection has been received requesting that the Council's Heritage Committee and the Conservation Team are consulted on the application. The Council does not have a Heritage Committee. The Council's Design and Conservation Team have been notified of the application and have raised no objection. Their comments are set out in paragraph 8.3.

### **Other matters**

- 10.33 An objection has been received concerning the loss of private outdoor amenity space for a family sized house. Development Management Policy

DM3.5 relates to new build developments and requires the provision of a minimum 30 square metres of private amenity space for 3 bedroom houses. The proposed extension would reduce the extent of the rear garden to approximately 26 square metres. However the property is not a new build property and the proposal is therefore not considered to result in an excessive loss of garden space as it is considered that the dwelling would still retain adequate amenity space to serve existing occupiers given the dense urban setting of the dwelling with public amenity spaces located within a reasonable walking distance. As a result of the proposed extension the property would retain 60 percent of the original garden area.

10.34 An objection has been received requesting a condition is attached to any grant of permission requiring a structural survey of the rear boundary wall of the site to be submitted and approved by the Council prior to works commencing on site due to it forming the rear boundary wall of the curtilage of the listed building fronting Cloudesley Road. However, the proposed playden and associated structures have been removed from the application and the proposed extension would be set significantly away from the rear boundary wall. Therefore it would be unnecessary and unreasonable to attach such a condition given the position and scope of the proposed works which do not interfere with the rear listed wall.

10.35 An objection has been received concerning the impact of construction works on the amenities of neighbouring occupiers within the Dove's Yard development due to disturbance from noise, parking and damage to cobbles. No conditions to require details of construction works were attached to the grant of consent on the adjoining property at no. 16 which would have the same access as the current proposal. Given the relatively small scale nature of the extension it is not considered reasonable to control the construction process through planning. The Control of Pollution Act will adequately control construction impacts for this type of small scale building project.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

11.1 The impact of the proposal on the character and appearance of the host building, wider terrace and surrounding conservation area is considered to be acceptable. The impact on the amenities of the adjoining and surrounding properties is considered to be acceptable.

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 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

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

#### List of Conditions:

<b>1</b>	<b>Commencement</b>
	<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>
<b>2</b>	<b>Approved plans list</b>
	<p>CONDITION: The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>679.200a, 697.211a, 697.212b, 697.213a, 697.215, 697.221d, 697.222e, 697.223d, 697.225, Design &amp; Access Statement ref: 697 Revb</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>
<b>3</b>	<b>MATERIALS (COMPLIANCE):</b>
	<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 the resulting appearance and construction of the development is of a high standard.</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.</p> <p>The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.</p>

	The LPA delivered the decision in accordance with the requirements of the NPPF.
<b>2</b>	<b>INFORMATIVE: HOURS OF CONSTRUCTION</b>
	INFORMATIVE: The applicant is advised that the accepted working hours for development within the borough are:  08.00am - 6.00pm on Mondays to Fridays, 9.00am - 1.00pm on Saturdays and not at all on Sundays and Bank Holidays.

## **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 and Planning Policy Guidance (PPG) 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.

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2015, 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 2015 - Spatial Development Strategy for Greater London**

Policy 7.4 Local Character  
Policy 7.6 Architecture

#### **B) Islington Core Strategy 2011**

##### Strategic Policies

Policy CS 8 – Enhancing Islington’s character  
Policy CS 9 - Protecting and enhancing Islington’s built and historic environment

#### **C) Development Management Policies June 2013**

Policy DM2.1 – Design  
Policy DM2.3 - Heritage  
Policy DM7.1 - Sustainable design and construction  
Policy DM7.2 - Energy efficiency and carbon reduction in minor schemes  
Policy DM7.4 – Sustainable Design Standards

### **3. Designations**

Barnsbury Conservation Area

### **4. SPD/SPGS**

Barnsbury Conservation Area Design Guide 2002  
Islington Urban Design Guidelines 2006  
Environmental Design SPD 2012