

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		
Date:	1 November 2016	NON-EXEMPT
Application number	P2016/2970/FUL and P2016/3031/LBC	
Application type	Full Application	
Ward	Clerkenwell	
Listed Building	Grade II Listed	
Development Plan Context	New River Conservation Area New River Article Four Direction Grade II Listed Central Activities Zone	
Conservation Area	New River	
Licensing Implications Proposal	None	
Site Address	28 Wharton Street, London, WC1X 9PJ	
Proposal	<p>FULL: Demolition of existing half width extension and erection of new full width extension including addition of new staircase to rear garden, removal of lower ground floor security bars and replacement of existing window with new secure window. Relocation of first floor bathroom and demolition of non-original bathroom partitions, Refurbishment and draft-proofing of existing windows, remodelling of non-original attic floor interior. Replacement of attic floor slate cladding. Replacement of attic floor windows Replacement of roof.</p> <p>LBC: Demolition of existing half width extension and erection of new full width extension including addition of new staircase to rear garden, removal of lower ground floor security bars and replacement of existing window with new secure window. Relocation of first floor bathroom and demolition of non-original bathroom partitions, Refurbishment and draft-proofing of existing windows, remodelling of non-original attic floor interior. Replacement of attic floor slate cladding. Replacement of attic floor windows. Replacement of roof.</p>	

Case Officer	Duncan Ayles
Applicant	Mr and Mrs Pickford
Agent	Micheal Lee 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 BLACK)



3 PHOTOS OF SITE/STREET



Image 1: site photograph toward 29 Wharton street



Image 2: Site Photograph showing rear elevation of building



Image 3: Site photograph toward 27 Wharton street



Image 4: Photograph showing front elevation including dormer

4. SUMMARY

- 4.1 The application seeks planning and listed building consent for internal and external works to a Grade II listed Georgian townhouse, including a rear extension, alteration to the existing dormer and internal alterations to the basement, first and second floors. Objections have been received from neighbouring properties raising a range of issues, including the design, impact on neighbour amenity, impact on the structure of the building and on ground water within the area.
- 4.2 The design of the proposed works, including the single storey rear extension and alterations to the dormer are considered to be acceptable in terms of their impact on the character and appearance of the Conservation Area and special architectural and historic interest of the listed building and the Council's Design and Conservation officer has recommended approval subject to conditions. The impact of the rear extension on the amenity of neighbouring properties is also considered to be acceptable bearing in mind the existing rear extension and roof terrace at the site.
- 4.3 It is recommended that the application for planning permission and listed building consent are granted consent subject to conditions.

5. SITE AND SURROUNDING

- 5.1 The application site is located at 28 Wharton Street, a Grade II listed terraced property situated within the New River Conservation Area. The application property is one of a number of prominent late Georgian terraced properties with prominent gables that front Wharton Street. The application property has been altered significantly at roof level, through the erection of a dormer roof extension and the erection of a single storey rear extension with a roof terrace. The property and its garden are unusual in terms of its plan, which is not rectilinear, and as a result the rear of the property is substantially wider than the front of the property. The rear garden is not perpendicular to the rear façade of the building.
- 5.2 The application site is located within the New River Conservation Area, and is situated within street comprised of late Georgian residential terraces, many of which are listed. The predominant land use is residential, comprising single family dwellings with rear gardens although some of the properties have now been subdivided into flats. The properties on either side of 28 Wharton Street are single family dwellings; To the rear of the site is the residential properties at Lloyd Baker Street.

6. Proposal (in Detail)

- 6.1 The application seeks planning permission and listed building consent for a range of internal and external alterations, including the alteration of the existing roof extension, the demolition and replacement of the existing single storey rear extension and internal alterations at basement, ground and second floor level.
- 6.2 The application proposes the demolition of the existing single storey rear extension, which contains a roof terrace and projects 4.6 metres in to the rear garden. The new rear extension will be full width and slightly less deep than the existing, with a depth of 4.4 metres. The construction of the extension will require excavation of the rear garden by 350 mm to facilitate the construction of the extension. The new extension will comprise a roof terrace on the northern side of the property, approximately in the same location as the existing roof terrace. The rear extension will comprise full height floor to ceiling glazing across the whole of the rear façade of the extension, and will provide additional living space to the property.

- 6.3 The application also proposes to alter the existing dormer extension, by enlarging the size of the windows on the flank elevation of the dormer window. Internal alterations are proposed at basement level, including the opening of the rear wall of the property at lower ground floor, and the removal of an existing bathroom. At first floor level, the application proposes to remove a modern partition, and at second floor level extensive alterations are proposed to modern partitions to insert a new bedroom and reconfigure the bathroom.

Amendments

- 6.4 The application has been amended to alter the internal alterations proposed, and to remove works previously proposed to a coal vault to the front of the property.

7. RELEVANT HISTORY

- 7.1 **P040919:** Full Planning and Listed Building Consent applications in connection with single storey rear extension creating a roof terrace with steps to garden level and rear elevational alterations: **Withdrawn.**
- 7.2 **P041935:** Replacement of single storey rear extension, alterations to rear elevation and internal basement alterations: **Approved with conditions.**
- 7.3 **P041934:** Erection of a single storey rear extension and rear elevational alterations: **Approved with conditions.**
- 7.4 **P040920:** Listed Building Consent application in connection with replacement single storey rear extension, improvements to rear elevations and internal basement alterations: **Withdrawn**
- 7.5 **P2014/2816/FUL and P2014/2889/LBC:** Alterations and extensions to roof including glazed rear dormer to facilitate a loft extension. Insertion of new roof light over existing stairs. Replacement of existing windows to bedroom and bathroom and replacement of existing metal cladding.: **Refused due to the adverse impact on the special architectural and historic interest of the listed building.**
- 7.6 **P2014/3202/FUL and P2014/3315/LBC:** Alterations and extensions to roof including glazed rear dormer to facilitate a loft extension. Insertion of new roof light over existing stairs. Replacement of existing windows to bedroom and bathroom and replacement of existing metal cladding: **Withdrawn.**

31 Wharton Street

- 7.7 **P2016/0549/LBC and APPP/V5570/Y/16/3149668:** Listed building consent for the enlargement of existing roof extension and internal alterations at first and second floor was refused. An appeal against this decision was allowed, with the inspector finding that these works would not harm the special architectural interest of the listed building.

Pre-application Advice:

- 7.5 **Q2015/3040/LBC:** Construction of a ground floor rear extension, garden pavilion and underground link extension: Advice was given to the effect that the single storey rear extension proposed would be acceptable, but that an underground pavilion structured linked to the main property would not be considered acceptable.

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants on 55 nearby and neighbouring properties on the 4th August 2016 and a site and press notice were displayed. The public consultation therefore expired on the 1st September 2016.
- 8.2 Amended plans were received on the 10th October 2016 and on the 19th October 2016 to correct discrepancies in the revision numbers. However, as the amendments reduced the scale of the proposal by removing works to the front coal vaults, it was not considered necessary to reconsult on these plans.
- 8.3 At the time of the writing of this report, ten objection letters had been received from neighbouring properties raising the following issues:
- Design and impact on the character and appearance of the Conservation Area and Listed Building(10.2-10.12)
 - Amenity impact through the loss of daylight, sunlight, outlook and privacy (10.13-10.20)
 - Impact on structure of neighbouring buildings (10.21)
 - Impact on groundwater (10.23)
 - Impact of the works to the coal vault on street trees (10.22)
 - Construction impacts including noise and nuisance (10.24)

Internal Consultees

- 8.4 **Design and Conservation:** 28 Wharton street is a significant Grade II listed late Georgian property. The proposed single storey extension is acceptable subject to the conditions. The works at roof level are also acceptable, given that the windows are non-original, and these internal works are also acceptable and do not harm any architectural features. The works at second floor level do not alter any historic fabric, and the plan form at this level is also non original.
- 8.5 **Tree Officer:** The proposed works to the front vault give rise to significant concerns, as there may be a significant impact on the street trees if the front vault is not intact, has been infilled or requires structural work.
- 8.6 **Response:** The proposed works to the front coal vault have been removed from the application.

External Consultees:

9 REVELANT 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.

- 9.2 The National Planning Practice Guidance 2014 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 2015 Consolidated with Alterations Since 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

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

10 ASSESSMENT

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

- Design and Impact on the Character and Appearance of the Area
- Impact on the Amenity of Neighbouring Properties

Design Impact of the development on the Character and Appearance of the Area

- 10.2 The application property is a grade II listed late Georgian townhouse, which is in use as a single dwelling house. The application proposes a range of external and internal alteration, including a rear extension and alterations to the existing dormer to the property.

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.*

- 10.3 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.

- 10.4 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.

- 10.5 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.

- 10.6 Paragraph 2.16 and 2.17 of the New River Conservation Area Design Guidelines set out the following:

2.16 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.

2.17 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

- 10.7 The proposed single storey rear extension is contemporary in design with full height glazing on the rear elevation. The New River Conservation Area Design Guidelines confirms that full width rear extensions are acceptable provided they are single storey only, but confirms that the extension should generally be detailed to match the host property. The Islington Urban Design Guide, however, confirms that contemporary ground floor rear extensions with extensive glazing can work well provided that they

are design to a high quality. The principle of a contemporary extension is considered to be acceptable in this instance given the existing contemporary rear extension present at the property. The proposal is considered to be high quality, and would form a contemporary, lightweight counterpoint to the listed building.

- 10.8 Due to its location at the rear of the property, the proposed rear extension is not visible in any significant public views in the Conservation Area, and will only be visible from the upper floors of neighbouring properties. However, as the detailed design of the extension is acceptable, it is not considered that the extension would give rise to any adverse impact on the character and appearance of the New River Conservation Area when viewed from seen from private views.
- 10.9 It is acknowledged that the erection of rear extensions containing roof terraces is often problematic in design terms, where a property is listed. However, there is an existing roof terrace at the site approved in 2004. Given that the roof terrace proposed in the application will be smaller than the existing, it is considered that this element of the scheme is acceptable.
- 10.10 The application also proposes to alter the existing dormer at second floor level, by increasing the size of the window on the flank wall of the extension through a lowering of the cill to these windows. As a result of the set back of the dormer from the front façade of the building, it is considered that this alteration would give rise to a minimal impact on the character of the streetscene, as the flank elevation of the dormer is obscured from most location by the original roof form to 27 and 28 Wharton Street. Furthermore, as the roof extension is not original or historic, this alteration will not lead to any loss of historic fabric or alteration to the historic roof form. These alterations are therefore considered to be neutral in terms of their impact on the character and appearance of the Conservation Area and listed building.
- 10.11 The application proposes a range of internal alterations to the basement, ground, first and second floor levels. The design and conservation officer has confirmed that the alterations would not give rise to any adverse impact on the listed building, as the works do not lead to the loss of any original fabric or erode the original plan form of the building. Harmful works previously proposed, such as removing a large portion of the original rear wall of the building at lower ground floor level have been removed from the scheme. The conservation officer has recommended a number of conditions relating to the detailed design of internal and external features, and including samples of the extension. These conditions are considered to be justified and it is recommended that they are imposed on the listed building consent approval.
- 10.12 Provided the conditions are imposed, the proposal is considered to be in accordance with policies 7.4 (Local character), 7.6 (Architecture) of the London Plan 2015, policy CS8 (Enhancing Islington's character) of the Islington Core Strategy 2011, and policy DM2.1 (Design) of the Islington Development Management Policies 2013. It is also considered that the works would preserve and enhance the character and appearance of the New River Conservation Area, and would preserve and enhance the special architectural and historic interest of the listed building.

Impact of the Proposed Development on the Amenity of Neighbouring Properties

- 10.13 Policy DM 2.1 aims to protect the amenity of residential properties from overlooking, loss of daylight and sunlight, over dominance, sense of enclosure and outlook. This

policy is full in compliance with the NPPF, which seeks to provide a good standard of amenity for all current and future occupiers of the land.

Loss of Daylight, Outlook and Sunlight

- 10.14 The application proposes the demolition of the existing single storey extension on the boundary with 27 Wharton Street, which contains a roof terrace without any form of privacy screening. The extension proposed in the application will be less deep than the existing extension, and will not require any increase in the height of the brick wall on the boundary between the two properties. As such, the proposal would not lead to any loss of daylight, sunlight or outlook to this property relative to the existing situation.
- 10.15 The proposed extension will project to a depth of 4.5 metres on the shared boundary with 29 Wharton Street, at a height of 2.9 metres. As on the shared boundary with no. 27, the extension would sit within the existing boundary treatment to the site. As a result, the extension would not lead to any material loss of outlook or daylight to this property.

Loss of Privacy and Overlooking

- 10.16 The existing rear extension contains a roof terrace across its whole roof, and no privacy screening is currently provided on either side of the terrace. The proposed application slightly alters the layout of the roof terrace, by reducing the overall depth of the extension, and also making the rear extension perpendicular to the rear façade of the building, which would bring the roof terrace 20 cm closer to the boundary with 29 Wharton Street. Bearing in mind the overall reduction in the size and particularly the projection of the roof terrace from the rear façade of the building, it is considered that the proposal reduces possible instances of overlooking from the roof terrace to 29 Wharton Street. It is acknowledged that the reconfiguration of the roof terrace would bring part of the roof terrace close to the shared boundary with no. 27 Wharton Street, but bearing the very limited distance involved, it is not considered that increase in overlooking would be material.
- 10.17 It is noted that the proposed plans do not show any privacy screening toward neighbouring properties. However, as none is installed on the existing roof terrace, it is not considered that a condition requiring the installation of a privacy screen could be justified on planning terms.
- 10.18 Concerns have been raised by properties to the rear of the property, at Great Wharton Street, regarding potential amenity impacts. However, the properties at Wharton Street are located more than 30 metres from the rear façade of the proposed rear extension. Bearing in mind the extension is located at lower ground floor level, the extension would lead to no material impact on these properties through the loss of daylight, sunlight or outlook. The extent of overlooking would also be marginally reduced bearing in mind the reduction in depth to the roof terrace relative to the existing.
- 10.19 Objections have been received from neighbours referring to the works to the dormer window, suggesting that this could allow the main roof to be used as a terrace. However, the application does not propose the installation of doors on the flank elevation of the dormer, and the existing pitched roof form will be retained.

10.20 The proposal is therefore considered to be acceptable on amenity grounds, in terms of the loss of daylight, sunlight, outlook and privacy and is in accordance with policy DM 2.1 of the DM Policies 2013.

Other Matters

10.21 A number of objections have been received from neighbouring properties, which have raised the possible impact of the works on the structure of neighbouring properties. Although it is acknowledged that the impact on the structure of neighbouring properties is a valid material consideration for subterranean development, as set out in the Basement SPD, it is not considered necessary to require the applicant to demonstrate these impacts with respect to above ground development. Notwithstanding this, the applicant has provided a structural report prepared by a Chartered Engineer. The report confirms that proposed alterations are minor, and require excavation within the rear garden to a depth of 350 mm. As a result, the works will not give rise to any impact on the structure of 28 Wharton Street or neighbouring properties. As a result, the impact of the proposed extension on the structure of neighbouring properties is considered to be acceptable.

10.22 A number of neighbours raised the impact of works proposed to the coal vault to two street trees. This part of the proposal has been removed from the proposal in the most recent amended plans submitted. Consequently the application does not comprise any works that could harm the health of the street trees to the front of the property.

10.23 Objections have been received from neighbours regarding the impact of the proposed works on the water table. However, the part of the garden on which the extension is proposed is already impermeable. The site is not located within a local flood risk zone and given the small scale of the rear extension proposed, it is not considered that the proposal would give rise to any material impact on drainage. The proposal requires excavation of the rear garden by a depth of 350 mm to accommodate, but this is not considered to give rise to any material impact on groundwater bearing in mind the limited extent of excavation proposed. The Engineer's Report submitted also addresses the impact on groundwater and confirms that the scheme will not impact on the water table due to the shallow excavation required.

10.24 Objections have been received from neighbours raising potential construction impacts, including the noise and nuisance from the construction works itself and construction vehicles. However, due to the modest scale of development proposed, the extent of disruption would be minor and short-lived. As a result, it would not be proportionate to control possible impacts by requiring a construction management plan to be submitted. An informative is proposed to remind the applicant of the Council's construction hours policy, which is controlled through environmental health legislation.

11. SUMMARY AND CONCLUSION

Summary

11.1 The proposed alterations to the building are considered to be acceptable in terms of their design and impact on the character and appearance of the Conservation Area and special architectural and historic interest of the listed building, in accordance with

policies DM 2.1 and 2.3 of the DM Policies 2013. The proposed works are also considered to be acceptable in terms of their impact on the amenity of neighbouring properties bearing in mind the existing roof extension present at the site. The proposal is therefore in accordance with policy DM 2.1 of the DM Policies.

- 11.2 Bearing in mind the limited scale of the development, the impact on the structure of neighbouring properties and ground water is also considered to be acceptable, insofar as these issues are material planning considerations.

Conclusion

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

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of Full Planning be subject to **conditions** to secure the following:

List of Conditions:

Approved Plans List: (Compliance)	
1	<p>3 YEAR CONSENT PERIOD: 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>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[224_PL_000 (Received 19/10/2016), 224_PL_001(Received 19/10/2016), 224_PL_099 (Received 19/10/2016), 224_PL_100(Received 19th October 2016), 224_PL_101 (Received 19/10/2016), 224_PL_102(Received 19/10/2016), 224_PL_103(Received 19/10/2016),, 224_PL_104(Received 19/10/2016), 224_PL_120(Received 19/10/2016), 224_PL_121(Received 19/10/2016), 224_PL_150(Received 19/10/2016), 224_PL_200(Received 19/10/2016), 224_PL_201(Received 19/10/2016), 224_PL_202(Received 19/10/2016), 224_PL_203(Received 19/10/2016), 224_PL_204(Received 19/10/2016), 224_PL_300(Received 19/10/2016), 224_PL_301(Received 19/10/2016), 224_PL_350(Received 19/10/2016), Design and Access Statement(Received 19/10/2016), Heritage Statement (Received 19/10/2016)]</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:

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

That the grant of listed building consent be subject to **conditions** to secure the following:

List of Conditions:

1	<p>3 YEAR CONSENT PERIOD FOR LBC: 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 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>
3	<p>CONDITION: Notwithstanding the plans hereby approved the new door to the lobby at lower ground floor shall be a four panelled door with traditional ironmongery.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset</p>
4	<p>CONDITION: Notwithstanding the plans hereby approved the new window to the lower ground floor lobby area accessed from the lightwell shall be single glazed or slimlite double glazed. It shall replicate the original surviving windows to the property in terms of material, profile and detailing. It shall be painted timber, double-hung 6/6 sash window with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). If double glazed, the glazing shall be no greater than 10mm (3mm glass : 4mm gap : 3mm glass) in total thickness. No horns, trickle vents or</p>

	<p>metallic/perforated spacer bars are permitted.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset</p>
5	<p>CONDITION: Notwithstanding the plans hereby approved the replacement door to the external vault shall be ledged and braced and secured with strap hinges and the replacement door to the internal vault shall be four panelled with recessed panels.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
6	<p>CONDITION: Notwithstanding the plans hereby approved, samples of materials or detailed drawings and manufacture specifications of the treatment of the new extension (including roofing, facing materials, windows, frames etc) shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the works commencing on site.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset</p>
7	<p>CONDITION: Notwithstanding the plans hereby approved the new cast iron staircase shall be of traditional Late Georgian design with perforated, decorative treads. Rail and baluster profiles should be slim. The staircase shall be painted in at least two coats of black gloss paint.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset</p>
9	<p>CONDITION: Notwithstanding the plans hereby approved all windows to the historic part of the house (all except the attic windows) shall remain single glazed. The new double glazed attic windows shall have a slim profile with a putty finish (not timber bead). The glazing shall be no greater than 10mm (3mm glass : 4mm gap : 3mm glass) in total thickness. No trickle vents or metallic/perforated spacer bars are permitted.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset</p>

List of Informatives:

	Positive statement
1.	<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. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner.</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.

The NPPG is also a material consideration in the determination of this application.

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

7 London's living places and spaces

Policy 7.2 An inclusive environment
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and
archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS13 Employment Space

C) Development Management Policies June 2013

DM 2.1 Design
DM 2.3 Heritage

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

The following SPGs and/or SPDs are relevant:

Islington Local Plan

Islington Urban Design Guide
New River Conservation Area Design Guidelines