



ISLINGTON

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
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PLANNING SUB A COMMITTEE		AGENDA ITEM NO:	B8
Date:	26 January 2012		

Application number	P111596
Application type	Full Planning Application
Site Address:	Holbrooke Court, Parkhurst Road, London N7 0PW
Proposal	Installation of new steel doors with screens incorporating caller display panel and 2500mm steel perimeter boundary railings. Installation of 2500mm high security vehicle access gates with gerda locks; along with associated works and alterations.

RECOMMENDATION

That the Committee resolve to **GRANT** planning permission as set out in Appendix 1.

INTRODUCTION

Site

1. The site comprises a residential estate which contains three modern four storey blocks of residential flats, a children's day centre, green space and carparking. The buildings are built in a local authority utilitarian style. The site is not listed.

Surroundings

2. The estate is situated on the western side of Holbrooke Court. The main vehicular and pedestrian access to the site is via Tufnell Park Road. There is also a pedestrian access via Parkhurst Road. The surrounding area is predominately residential in character and does not fall within any conservation area.

Proposal (in Detail)

3. The proposal is for the installation of new steel doors with screens incorporating caller display panel and 2500mm steel perimeter boundary railings. Installation of 2500mm high security vehicle access gates with gerda locks; along with associated works.
4. The railings will be attached to a brick built dwarf wall and brick built pillars topped with stone coping. The railings are to be painted black.
5. This security boundary will run from entrance into the car parking area in front of 1 to 24 Holbrooke Court and will continue south eastwards to enclose 25 to 40 Holbrooke Court and the entrance into 41 to 80 Holbrooke Court.

Issues

6. The main issues arising from this proposal relate to the:
 - The impact on the appearance of the estate and surrounding area.
 - The impact on the health and stability of existing nearby trees.

Relevant History

7. No relevant history.

CONSULTATION

Public Consultation

8. Letters were sent to occupants of 90 adjoining and nearby properties at Holbrooke Court, Parkhurst Road, Northview Parade and Tufnell Park Road on 4th August 2011. A site notice and press advert were displayed on 11th August 2011. The public consultation of the application therefore expired on 1st September 2011, however it is the Council's practice to continue to consider representations made up until the date of a decision.
9. At the time of the writing of this report a total of 1 response had been received from the public with regard to the application. The issues raised can be summarised as follows:
 - Difficult to access residential parking spaces on the estate.
 - Traffic congestion on Tufnell Park Road.

- Will not prevent casual youth loitering in south eastern pedestrian access area of the site. These casual youths may appear as potential threatening muggers to some elderly residents
- Mugging will be displaced to the perimeter of the site.
- Easy for potential door step muggers to climb wall.
- Will not prevent tailgating
- Fireman switch open to abuse.
- Not having fob key will result in residents being locked out of their home.

Internal Consultees

10. Tree Preservation / Landscape Officer finds the amended details acceptable subject to condition.

RELEVANT POLICIES

National Guidance

11. The following national and regional guidance is considered particularly relevant to this application:
PPS1 Delivering Sustainable Development
Draft National Planning Policy Framework

Development Plan

12. The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002. The following policies of the Development Plan are considered relevant to this application:

The London Plan 2011 - Spatial Development Strategy for Greater London

3 London's people

Policy 3.5 Quality and design of housing developments

7 London's living places and spaces

Policy 7.6 Architecture

Policy 7.13 Safety, security and resilience to emergency

Policy 7.21 Trees and woodlands

Islington Core Strategy 2011

Strategic Policies

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

Islington Unitary Development Plan (2002)

Environment Policies:

Env5 & 6 (Protecting Trees)

Env9 & 10 (Street Furniture, Paving and the Streetscene)

Env12 (Community Safety)

Conservation and Design Policies:

D3 (Site Planning)

D4 (Designing in Context)

D5 (Townscape)

D8 (Boundary Walls, Paving and Street Furniture)

D11 (Alterations and Extensions)

Sustainable Transport Policies:

T18 (Parking and Traffic Restraint)

T32 (On-Street Servicing)

T45 (Land Use Planning)

T49 (Meeting the Needs of People with Mobility Problems)

T55 (New Development)

Designations

13. The site has the following designations under the London Plan 2008 and Islington Unitary Development Plan (2002):

- Site within 50m of Hillmarton Conservation Area
- Within 50m of the Hillmarton Conservation Area
- Within 50m of Mercers Road /Tavistock Terrace Conservation Area
- Not in a Conservation Area
- Building is not listed.

Supplementary Planning Guidance (SPG) / Document (SPD)

14. The following SPG's and/or SPD's are relevant:

Islington UDP

- Urban Design Guide

EVALUATION

Security and Design

15. Holbrooke Court is situated on a backland site where there is no potential for a through route to be created and where the demarcation of private, semi private and public space is blurred.
16. This lack of clarity gives rise to the opportunity for anti social elements to enter the estate and carry out criminal activities without residents being able to establish who these persons are. It also adds to residents perception and fear that this could happen.
17. It is for these reasons that gating this estate would rationalise pedestrian movement keeping the majority of people on the main routes and cutting off minor routes.

18. The proposed brick work will match that of existing buildings on the estate and the railings will be painted black. This is considered to be in keeping with the character and appearance of the estate. The railings whilst providing a security function will also not impede open views of the site. The proposal is therefore considered to comply with policy 3.2 of the Islington Urban Design Guidelines
19. Access to the residential blocks would be via fob operating locking system. The residential blocks and green spaces would become secure semi private spaces. This will allow only previously identified residents or visitors to gain access to the site Furthermore making green spaces semi private will promote greater ownership by residents of these spaces which it is hoped will ensure that they are maintained and improved. It is for these reasons that the proposal complies with the requirements of 7.6 and 7.13 of the London Plan, CS 9 of the Core Strategy and D3, D4, D5. D8 and D11 and Env 12 of the Unitary Development Plan.

Neighbouring Amenity

20. Homes for Islington have discussed the proposal with the residents of the Holbrooke Court Estate. The funds allocated for these works are limited and this option was considered to be the most cost effective method of tackling security issues within this estate. Similar proposals have been approved on other estates within Islington.
21. The gates as proposed will reduce anti social behaviour within the residential areas it serves and would therefore be a benefit to the people within the properties it serves. As there is no direct evidence that anti social behaviour will move to peripheral parts of the estate, the application cannot be refused on these grounds.
22. Whilst the objector comments are noted that unauthorised cars and pedestrians may tailgate behind others, climb the wall to enter the site and the illicit pressing of the fire brigade button could still occur but it is likely that these actions would be very rare. This is because the majority of crime is carried out by opportunists and therefore the proposal would still result in an overall reduction of crime.
23. The concern is noted in relation to residents forgetting their fob keys is noted however it is considered that this key is similar to a front door key and therefore a resident would be required to look after it in the same way and therefore refusal on these grounds could not be justified.
24. A condition is suggested in order that a management plan be provided to ensure that additional congestion is not created on Tufnell Park Road from existing children being collected and dropped off from the Willow Children's Day Centre. This complies with the requirements of T18 of the Adopted Unitary Development Plan.

Access

25. As the standard of access for people with existing disabilities has not been made worse, it is considered that the principle of proposal is considered acceptable in terms of policies Env 13 and Env 14 of the Adopted UDP.

Landscaping and Trees

26. The proposal has been amended to ensure that the health and stability of nearby trees will not be affected. The Tree Officer therefore considers the scheme acceptable subject to condition.

SUMMARY AND CONCLUSION

Summary

27. This proposal is a rare opportunity to deal with anti- social behaviour which has proliferated due to the existing poor design of the estate. There will be an increase in minor inconveniences to some residents of the estate however due to crime and safety benefits to the estate as a whole they are on balance considered acceptable.

Conclusion

28. It is recommended that planning permission be granted for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

SCHEDULE OF APPLICATION DETAILS	
Application reference	P111596
Proposal	Installation of new steel doors with screens incorporating caller display panel and 2500mm steel perimeter boundary railings. Installation of 2500mm high security vehicle access gates with gerda locks; along with associated works and alterations.
Drawing numbers	EL-0301 PA, EB-0401 PA, EB-402 PA, EB-0403 PA, EB-0404 PA, EB-0405 PA, EB-0406 PA, EB-0407 PA, EL -0401 PA, EL-0402 PA, EL-0403 PA

Type of application	Full Planning Application
Application received	30 June 2011
Application completed	1 July 2011
Name of applicant	Steve Webber : Home For Islington
Name of agent	Steve Webber: Homes For Islington
Case officer	Sukhvinder Dhadwar
Area Team	North South Team
Heritage information	None
Library (holding copy of application)	None
Ward	St George's Ward
PS2 code description	Other Development

RECOMMENDATION A

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

List of Conditions:

1	Commencement CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. 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).
2	Approved plans list CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans: EL-0301 PA, EB-0401 PA, EB-402 PA, EB-0403 PA, EB-0404 PA, EB-0405 PA, EB-0406 PA, EB-0407 PA, EL -0401 PA, EL-0402 PA, EL-0403 PA REASON: To comply with Section 70(1)(a) of the Town and Country Planning Act

	1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.
3	Railings painted black
	<p>CONDITION: The proposed new railings upon installation shall be painted black and maintained as such thereafter.</p> <p>REASON: To ensure that the Authority may be satisfied with the external appearance of the building and to comply with the requirements of D3 (Site Planning), D4 (Planning in Context), D8 (Boundary Treatment) and D11 (Alterations and Extensions) of the Islington's Adopted Unitary Development Plan (2002).</p>
4	Trees 1
	<p>CONDITION: All tree work shall be carried out in accordance with British Standard BS3998 - <i>Recommendations for Tree Work</i>. In addition:</p> <ol style="list-style-type: none"> No fires shall be lit within [10] metres of the nearest point of the canopy of any retained tree. No equipment, machinery or structure shall be attached to or supported by a retained tree. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area. No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority. <p>REASON: In the interest of the protection of trees and to safeguard visual amenities in accordance with policy 7.21 of the London Plan 2011, policy Env 6 of the Islington Unitary Development Plan 2002 and policy CS15A, B and F of the Islington Core Strategy 2011.</p>
5	Details of cabling
	<p>CONDITION: Details of cable positions in relation to existing trees shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work is commenced on site.</p> <p>REASON : To protect the health and stability of existing trees in close proximity to the proposal, to ensure that a satisfactory standard of visual amenity is provided and maintained and to comply with the requirements of policies Env 5 and Env 6 of the Islington Unitary Development Plan (2002).</p>
6	Nursery Management Plan
	<p>CONDITION: A management plan containing full particulars and details of drop off and collection times and methods of children attending Willow Children's Day Centre shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be implemented as soon as the security fencing is operational and permanently retained as such thereafter.</p> <p>REASON: In the interest of protecting neighbouring residential amenity and in order to prevent disruption to the public highway and highway safety in accordance with policies: D3, Env16 and T55 of the Islington Unitary Development Plan 2002.</p>

RECOMMENDATION B

That if members are minded to approve this proposal officers recommend that the following summary forms the **reasons for grant** to be published on the decision notice:

This proposal has been approved following consideration of all the relevant policies in the Development Plan (London Plan 2011, Islington Core Strategy 2011 and Islington Unitary Development Plan 2002), Government Planning Policy Guidance/Statements and other material considerations.

- This decision was made by the Members of the Planning Sub-Committee A on the 26th January 2012.
- The proposed Installation of new steel doors with screens incorporating caller display panel and 2500mm steel perimeter boundary railings. Installation of 2500mm high security vehicle access gates with gerda locks; along with associated works and alterations is rare opportunity to deal with anti-social behaviour which has proliferated due to the existing design of the estate. There will be minor inconveniences to some residents of the estate however due to the reduction in crime and increase in safety benefits to the estate as a whole they are on balance considered acceptable.
- The development is considered to be of a suitable standard of design and appearance. The doors, gate and fencing is considered to fit in well with their context in terms of layout and building lines and the development appropriately engages with the public realm. The height and scale of the doors, fences and gates are considered to be appropriate. The resulting modern appearance of the development is acceptable in design terms. Overall the development is considered to have a neutral impact on the character and appearance of adjoining streetscenes, the surrounding area and townscape. The development is in accordance with policies: 7.6, 7.13 and 7.21 of the London Plan 2011 and policy CS 9 of the Core Strategy 2011 policies: D3, D4, D8 and D11 of the Islington Unitary Development Plan 2002 which seek to secure buildings of a sympathetic and appropriate design, which preserve and/or enhance their context and form positive features within the urban landscape.
- The resulting development is not considered to have an unacceptable impact on neighbouring residential amenity in terms of: access; privacy; outlook; visual amenity; noise and nuisance. Approval is conditional upon a satisfactory management plan for the Willow Children's Day Centre to ensure that traffic congestion is not created as a result of this proposal. The development is in accordance with policies: 7.6 of the London Plan 2011 and policies: Env1, Env17, T18 and D3 of the Islington Unitary Development Plan 2002 which seek to ensure that new developments do not have an unacceptable impact on existing/future residential amenity.
- Consideration has been given to the objections made regarding the impact on security and traffic. However, the objections are not considered to be of sufficient weight to outweigh the reasons for granting planning permission. The proposed development is subject to appropriate conditions which seek to facilitate the development and mitigate its potential impacts.