

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2010/3199/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Tufnell Park Neighbourhood Office 243 Junction Road Islington, London N19 5QG				-			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Observations to the London Borough of Islington for the demolition of existing Tufnell Park Neighbourhood Office and the erection of a 5-storey building above lower ground level comprising of 25 residential flats. This proposal may have an effect on the setting of the Grade II listed building opposite the site.							
<b>Recommendation(s):</b>		No objections					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site is located on the corner of Junction road and Fulbrook Road in the London Borough of Islington. The site comprises a three storey building in use as the neighbourhood office. The site is located approximately 55m away from the boundary with the London Borough of Camden along Dartmouth Hill Park Hill.

## Relevant History

18/08/2008 – **request for observations to adjoining borough (2008/3725/P)** withdrawn for planning reference P073100 for demolition of existing Tufnell Park Neighbourhood Office and the erection of a building of part 3 and part 5 storeys above lower ground floor level.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), T1A (Sustainable transport development), T2 (Capacity of transport provision), T9 (Impact of Parking), T12 (Works affecting highways)

### Camden Planning Guidance 2006

CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage), DP16 (Transport implications of development), DP17 (Walking, cycling and public transport), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours).

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

**Proposal** - The scheme involves the demolition of the existing 2-storey Tufnell Park Neighbourhood Office and the erection of a 5-storey building above lower ground level comprising of 25 residential flats. Thus the issues that have a potential impact on Camden are in terms of neighbour amenity, character of streetscene and transport conditions.

**Design** - The site is approximately 55m away from the boundary with Camden positioned along Dartmouth Park Hill. The site is not located within a strategic viewing corridor or adjacent to a conservation area within the borough. The proposed building would be visible along the boundary with Camden specifically from the junction with Fortress Road, Tufnell Park Road and Brecknock Road as is almost a storey higher than its neighbour. The bulk of the 5<sup>th</sup> floor has been reduced following the withdrawal of the previous application and has been set in from the building line of the floor below. It is considered that the proposed building would not raise any design issues and as such no objections are raised.

**Amenity** - As the site is located away from the boundary with Camden the scheme will have no impact on the borough in terms of neighbour amenity.

**Transport** - This application is also acceptable in transport terms; however it is recommended that the London Borough of Islington secures a car-free legal agreement for the flats and to ensure the satisfactory provision of sufficient cycle parking for the potential occupiers of the residential accommodation. Furthermore due to the extent of the demolition and construction proposed it is considered that a Construction Management Plan should be requested.

**Recommendation** – No objections

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