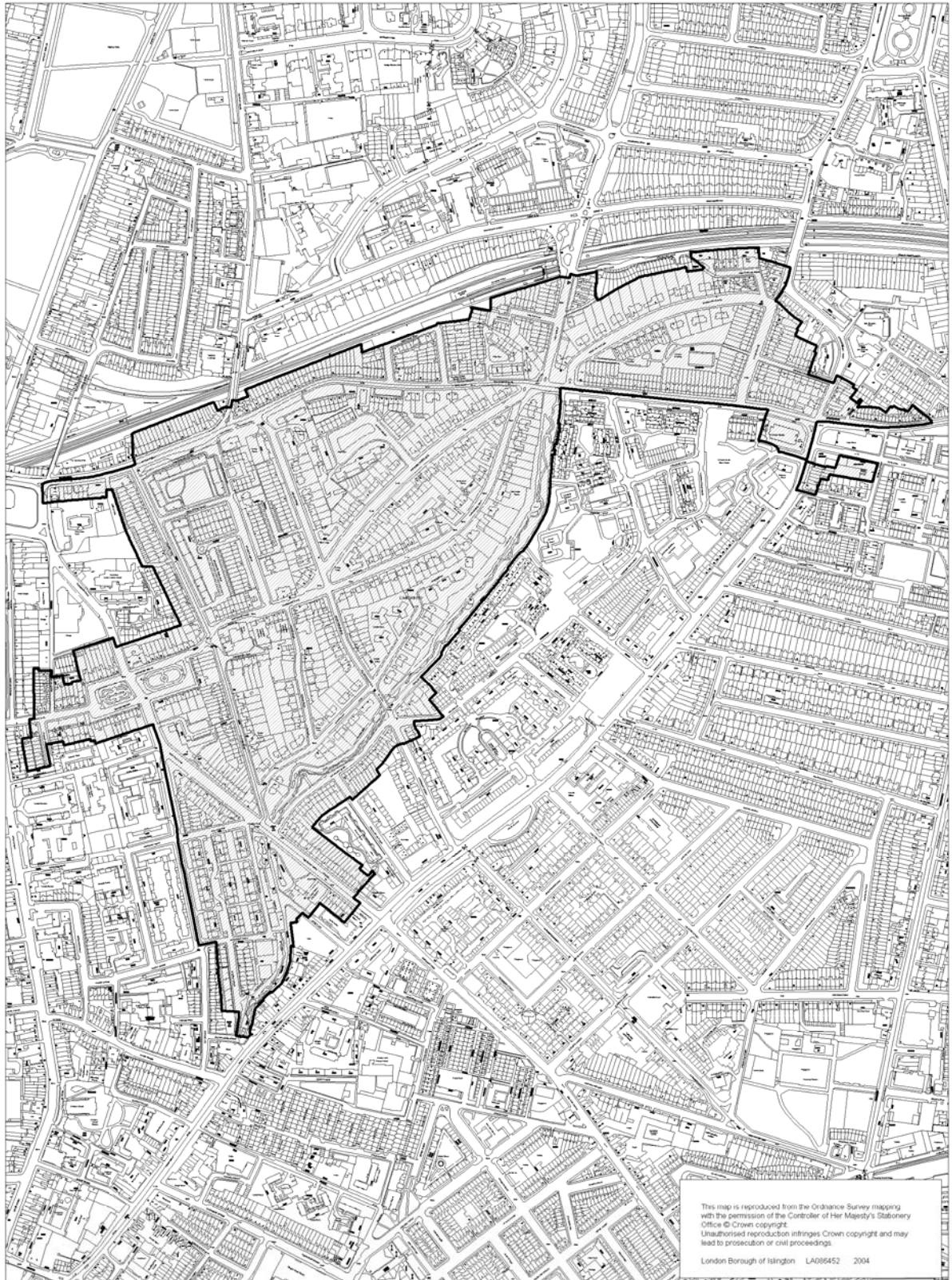


**Canonbury (CA08)  
Conservation Area Design Guidelines**

**January 2002**

## Canonbury (CA8)



**Map Scale 1:7250**

## CA EIGHT

# CANONBURY

**8.1 The Council will operate special policies in the Canonbury Conservation Area in order to preserve and enhance the special character and appearance of the area.**

8.2 Historically, the area is part of the Elizabethan manor of Canonbury, centred on Canonbury House and its famous tower, but most of the area was developed in the late eighteenth and early nineteenth century. There are also a number of 20th Century developments which contribute positively to the character and appearance of the conservation area. Canonbury Square is one of the earliest and finest squares in Islington, semi-detached mid-Victorian Villas predominate in many streets, with large gardens and mature trees. The New River Walk is an important feature of the area, which overall has a rare and special character and appearance, requiring sensitive policies for preservation and enhancement.

**8.3 The Council will operate its land use policies so as to enhance the character and vitality of the area. Planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area.**

8.4 The predominant character of the Canonbury Conservation Area is residential, although permission will not be granted for the over intensification of residential use in conversion schemes. There are shopping frontages on St Paul's Road and Canonbury Place which provide local services and are an important contribution to the character of the area. Generally, the Council recognises that often the best use for a building is that which it was designed for and will seek to retain public houses, shops and workshops in appropriate uses which will not diminish their special interest. The removal of individual established uses within the conservation area will not be permitted where they contribute to its character.

**8.5 The Council wishes to retain all the statutory and locally listed buildings together with all other buildings and structures regardless of their age, which contribute positively to the character and appearance of the conservation area. The Council also wishes to retain the shopfronts listed below:**

<b>Canonbury Place:</b>	<b>10-14 (cons), 21 (Canonbury Tavern PH)</b>
<b>Canonbury Road:</b>	<b>52</b>
<b>Canonbury Street:</b>	<b>32 (Marquess PH)</b>

**Essex Road: 412, 424**

**St Paul's Road: 97, 101, 140, 222, 228, 230, 236.**

**Conservation area consent will only be granted for their removal where there are special circumstances or where the proposals would preserve or enhance the character or appearance of the conservation area.**

- 8.6 PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. It also states that the assessment of a conservation area should always note those unlisted buildings which make such a contribution. While many buildings and structures are protected by statutory listing, there are also many other non-listed buildings of local architectural or historic interest which are important to the character and appearance of the area.
- 8.7 Several original shopfronts remain which contribute to the historic charm of the area. The Council will resist their removal and will expect any damaged areas to be restored. Permission will not be given for the demolition or removal of existing porticos in the area. Missing porticos in St Paul's Road should be reinstated, particularly at 228-274.
- 8.8 New buildings should conform to the height, scale and proportions of existing buildings in the immediate area.**
- 8.9 Although there is no scope for large scale redevelopment within the area there are a few small sites and poorly designed buildings whose development might benefit the area. It is important that development in these cases conforms to the established scale of the area, and pattern of fenestration.
- 8.10 Where new shopfronts span more than one property, the breach between the individual properties should be marked with pilasters to maintain the vertical emphasis.
- 8.11 In considering applications for extensions and refurbishment, the Council will normally require the use of traditional materials. For new development, materials should be sympathetic to the character of the area, in terms of form, colour and texture.**
- 8.12 The existing character and appearance of the area is largely created by the surviving 18th and 19th century buildings, built of brick, stucco, timber windows and doors, and slate roofs. It is important that new buildings, extensions and refurbishment of existing buildings blend in with and reinforce this character, and care must be taken with the choice of brick and bond.

- 8.13 Shopfronts in the area should also use traditional materials such as painted softwood, iron and render/stucco. Natural aluminium is not an acceptable material. Coated aluminium or steel will only be acceptable if the design of the shopfront is appropriate for the building and enhances the conservation area. Full guidance on appropriate design and detailing is given in the Council's 'Shopfront Design Guide'.
- 8.14 The Council will not permit new or enlarged dormer windows or rooflights on the front or side slopes of exposed pitched roofs, and will not permit roof extensions or associated party wall alterations on parapet roofs which are visible from the street or other public areas, including long views from side streets or open spaces.**
- 8.15 The Council is opposed to the erection of plant rooms, air conditioning units and other services including water tanks and radio or satellite equipment at roof level where this can be seen from street level or public space, including long views from side streets.**
- 8.16 The roofline on a street, particularly on terraces or smaller groups of properties, is a major component of its character. The construction of roof extensions and the addition of dormers or attic windows onto existing roofs can be damaging to the architectural unity of terraces and to the balance of semi-detached villas, and can have a harmful effect upon the character and appearance of the conservation area. Long views across open spaces and down side streets mean that the roofscape becomes part of the overall urban landscape. Consent will not be given for the demolition or removal of chimney stacks or pots which are visible from the street or public spaces. Permission will not be given to replace traditional roof materials such as Welsh slates with other materials. Roof lights also need planning permission and will only be allowed where they do not spoil the appearance of the roof. Where traditional mansards are permitted, the rear elevation should be mansarded, not in vertical brickwork, so as to maintain the butterfly or other original profile at the back.
- 8.17 The Council is opposed to the erection of large vent pipes on the rear elevation of commercial properties, where this is harmful to amenity. Where possible existing chimney flues should be used. Any new flues should be modest in size and painted a dark colour.**
- 8.18 Large flues and vent pipes can often detract from the visual amenity of the area. The Council will therefore seek to ensure that these are appropriately located and are of a suitable size and design.
- 8.19 The Council will operate a policy for side extensions in the area on the following basis:**

- (i) **new or replacement side extensions should not exceed three metres above ground level and should be set back by three metres or more from the front corner of the house;**
- (ii) **two-storey extensions may be acceptable where this does not exceed two metres width adjoining the main house and where a gap of at least three metres remains between the extension and the property boundary;**
- (iii) **all extensions should have a flat or low pitch roof hidden behind a horizontal front and side parapet.**

8.20 The existing gaps between detached, semi-detached and groups of villas afford pleasant views to trees and rear gardens and give Canonbury a spacious and distinctive character. The construction of large and high side extensions erodes this character, and blocks the views of green and open spaces.

**8.21 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.**

8.22 The Council wishes to preserve the scale and integrity of the existing buildings by ensuring that extensions are subordinate to the mass and the height of the main building.

**8.23 The Council will not normally permit the filling in or covering over of front basement areas, or the widening of front entrance steps, or the construction of dustbin or meter enclosures.**

8.24 Some of the properties in the conservation area have front basement or semi-basement areas, protected by cast iron railings, which are important to the character of the area. The filling in or covering over of these areas prejudices light to the basements and spoils the appearance of the front elevation. The widening of front entrance steps, and the construction of dustbin and meter enclosures have a detrimental effect on the area. Dustbins and meter enclosures should be discreetly located so as to be invisible from the street.

8.25 These developments will only be permitted where it can be shown that the development would preserve or enhance the character of the conservation area. In addition, the needs of disabled people will be considered exceptional to this policy and essential adaptations will be allowed.

**8.26 The Council will not permit new garages or car-ports at the front of properties in the area.**

- 8.27 Cars parked in front gardens, and garages or car-ports to house them, are damaging to the character and appearance of the area. The Council will discourage the creation of additional cross-overs across pavements and the creation of hardstanding for vehicles in front of properties in the area.
- 8.28 The existing garages, stables and coach houses contribute to the character of the conservation area. Their external appearance should be retained.**
- 8.29 Conversion of coach houses and stables to residential uses on the ground floor can cause the loss of the original appearance and character of these buildings and should be resisted.
- 8.30 The Council wishes to see traditional railings, ironwork and front boundary walls retained. New railings should be to a pattern agreed as suitable for the area and painted black.**
- 8.31 Canonbury has a considerable variety of boundary treatment. Traditional railings, brick walls and hedges to front gardens and corner properties are an important feature of the streetscene. The Council will not give permission for the alteration or removal of original or traditional front walls and railings or their footings and will encourage owners to maintain and reinstate traditional designs. In Northampton Park the high stock brick walls with piers and stone copings should be retained and replicated where missing. The unusual rubble walls at 29-43 Wallace Road should also be kept.
- 8.32 Existing yorkstone paving, granite kerbs, cornerstones, cast-iron coal-hole covers, cobbles and granite setts must be kept intact.**
- 8.33 The Council will seek to improve the quality of paving, street furniture and open space in the area.**
- 8.34 The street furniture and surfaces contribute to the character and appearance of the area. The traditional street materials complement those used in the buildings and where they exist they must be kept. Impressive areas of yorkstone paving remain in Pleasant Place, Canonbury Square and Tyndale Terrace and must be retained and where possible reinstated if missing. The raised pavements in St Paul's Road and Canonbury Square are unusual features which must be kept. The New River Walk requires regular and careful attention to protect its architectural features and water quality.
- 8.35 The Council will not give advertising consent for new hoardings and will seek to remove those which do not have consent.**
- 8.36 Advertising hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of a building to which they are attached. The Council is opposed to the proliferation of advertising hoardings in

the area and will take action against the owners, advertisers and their agents for the removal of unauthorised hoardings.

**8.37 Internally illuminated signs will not normally be permitted. Other signs should be of appropriate scale and design and conform to the Council's standards.**

8.38 Advertisements and signs can often detract from the visual amenity of the area. The Council will therefore seek to ensure that signs, display panels and advertisements are appropriately located and are of a suitable size and design.

**NOTE:** The Council has agreed to serve an 'Article Four Direction' for the Canonbury Conservation Area. This means that selected building works previously regarded as 'permitted development' will now require planning permission. A quick reference summary is set out at the end of this document. However for further details please contact the Planning Service.