

London Borough of Islington
DRAFT
Planning Sub Committee B
22 JANUARY 2013

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 22 January 2013 at 7.30pm.

Present: Councillors: Robert Khan, Martin Klute, George Allan, Rupert Perry (Items B9, B4/5, B6, B8 and B3), Councillor Gary Poole.

Also Present Councillors: Terry Stacy, Tracy Ismail and Phil Kelly.

Councillor Martin Klute in the Chair

242 INTRODUCTIONS (Item A1)

Councillor Klute welcomed everyone to the meeting. Members of the Committee and officers introduced themselves. The Chair explained that the Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

243 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Ursula Woolley.

244 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor George Allan for Councillor Ursula Woolley.

245 DECLARATIONS OF INTEREST (Item A4)

Councillor Rupert Perry declared a personal interest in item B7 as he rented a taxi from the applicant, although from a different location and said that he would not take part in the debate or vote on the matter.

246 ORDER OF BUSINESS (Item A5)

The order of business would be as follows:
B9, B4/5, B6, B8, B3, B7 and B1/2.

247 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 15 NOVEMBER 2012 (Item A6)

RESOLVED:

That the minutes of the meeting held on 15 November 2012 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

248 154 LIVERPOOL ROAD, N1 1LA (Item B1)

Erection of flat roof over existing summerhouse and the relocation of two trees.
(Planning application number:P120734)

Items B1 and B2 were considered together.

During the discussion of the application the following key issues were considered:

- Noted that, following a site visit by the tree officer, he considered it was possible to plant three trees in suitable locations in the garden without the demolition or alteration to the existing summer house.
- Noted that the summer house was currently subject to an enforcement notice requiring its demolition. Should the applicant wish to retain the summer house in its current form it would be necessary to apply for retrospective planning permission to ensure the structure's lawful retention.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report and the reasons for granting – being recommendations A – B within Appendix one of the report.

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249 154 LIVERPOOL ROAD, N1 1LA (Item B2)

Reconstruction of existing summerhouse.
(Planning application number:P120735)

During the discussion of the application the following key issues were considered:

- Noted that, following a site visit by the tree officer, he considered it was possible to plant three trees in suitable locations in the garden without the demolition or alteration to the existing summer house.
- Noted that the summer house was currently subject to an enforcement notice requiring its demolition. Should the applicant wish to retain the summer house in its current form it would be necessary to apply for retrospective planning permission to ensure the structure's lawful retention.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report and the reasons for granting – being recommendations A – B within Appendix one of the report.

250 30 BRECKNOCK ROAD, N7 0DD (Item B3)

Erection of mansard roof extension plus single storey rear extension in association with change of use of part retail unit and single residential unit to create three self-contained units, plus associated alterations to front and rear elevations.

(Planning application number:P121542)

During the discussion of the application the following key issues were considered:

- An appeal against the non-determination of this application had been lodged and no decision was required for this item.

RESOLVED:

That it be noted that the Sub-Committee were not aware of any local or national policy which would form the basis for a refusal. The exact wording of the resolution to be delegated to the Head of Development Management in consultation with the Chair and appended to the minutes.

251 58 Highbury Grove, N5 2AG (Item B4)

Conversion of the existing 263sqm floorspace in B1(a) (office) use class within the front coach house to form two no. two bed flats and the demolition of the existing buildings at the rear of the site and the construction of six no. three bedroom/three storey townhouses and a three storey building comprising 683sqm floorspace in B1 use class, off-street car parking and loading bays, hardstanding and landscaping.

(Planning application number:P121884)

The Chair considered that the report required amendment in order for members to consider a fair assessment of the scheme. A site visit would also be required.

RESOLVED:

That the application be deferred in order that a revised report be submitted to the Sub-Committee and a site visit arranged.

252 58 Highbury Grove, N5 2AG (Item B5)

Conservation area consent in connection with the demolition of the existing buildings.

(Planning application number:P121885)

The Chair considered that the report required amendment in order for members to consider a fair assessment of the scheme. A site visit would also be required.

RESOLVED:

That the application be deferred in order that a revised report be submitted to the Sub-Committee and a site visit arranged.

253 R/O 111 AND 112 AXMINSTER ROAD (Item B6)

Erection of a ground floor and basement single dwelling providing living area, bedroom and two outdoor patios.

(Planning application number:P122127)

During the discussion of the application the following key issues were considered:

- The comments of the tree officer that, under BS 5837 guidelines, the diameter of the street tree would require root protection of 5.1m. This would take the protection area to the edge of the building line on Windsor Road. Additionally, as it was a street tree it would root preferentially into the rear garden and the protection area may be greater than 5.1 metres. He considered that any building work would be detrimental to the survival of the tree.
- That the garden to the rear of 112 Axminster Road was still in use as a garden.
- The comment that there were no houses with basement conversions in the row or in the area.
- Concern that the light calculations for the basement area may not have allowed for the recent proposed replacement of the front fence by retention of the existing brick wall.
- The street contained two sets of five uniform Victorian terraces.

Councillor George Allan proposed a motion that was seconded by Councillor Gary Poole and carried.

RESOLVED:

That the application be deferred for a site visit and for the issues in relation to the street tree and design policy to be properly assessed.

254 89 CRAYFORD ROAD, N7 ONE (Item B7)

Demolition of existing garage workshop building and erection of a terrace of six x two storey houses (comprising two x three bedroom houses and four x two-bedroom houses) together with erection of associated refuse/recycling and cycle stores and hard and soft landscaping.

(Planning application number:P111630)

An addendum report detailing the planning history of the site was circulated, a copy of which would be interleaved with the agenda.

During the discussion of the application the following key issues were considered:

- Noted that the distance between the end of terrace houses and the ground floor rear elevation was a distance of 15m. This would not breach policy where there was a condition that windows on the first floor level would be obscure glazed and fixed shut and these windows also served only non-habitable rooms.

Councillor Allan proposed a motion which was seconded by Councillor Khan and carried.

RESOLVED:

That planning permission be granted, subject to the conditions, informatives in the report and the reasons for granting – being recommendations A and B within appendix one of the report subject to the amendment of condition 12 regarding obscured glazing at the rear northeast facing elevation and the addition of the wording ‘prior to the commencement of development’. The exact wording to be delegated to the Head of Development Management and appended to the minutes.

255 3 GRANGE GROVE, N1 2NP (Item B8)

Construction of full width rear ground floor extension and half width first floor rear extension, enlargement of dormer on rear roof pitch, replacement of existing front parking space with landscaped area and reinstatement of front boundary wall.

(Planning application number:P121460)

The planning officer advised that there was an error in the report at paragraph 6.2. The application had

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been amended following officer concerns. The first floor rear extension depth had been reduced by 0.7 metres and its height reduced by 0.6 metres.

During the discussion of the application the following key issues were considered:

- Permission had been granted in 2008 for a two storey rear extension, addition of dormer to rear roofslope, erection of front gate and railings and alterations to front garden/parking area.
- In order to address objectors concerns, the new application had been reduced by 40cms in depth but there had been an increase in height by 20cms.
- That one extension should not preclude another if the application was made within policy guidelines.

Councillor George Allan proposed a motion that was seconded by Councillor Robert Khan and carried.

RESOLVED:

That planning permission be granted, subject to the conditions and the reasons for granting – being recommendations A and B within appendix one of the report.

256 BRITISH WATERWAYS LOCK-UP, CITY BASIN CANAL, N1 (Item B9)

Change of use of former canal side storage building to use as a café (Class A3) and part studio (Class B1); external alterations to elevations and roof.

(Planning application number:P121893)

The Sub-Committee noted that due to technical difficulties, not all objectors had been informed about the Planning Sub-Committee meeting.

RESOLVED:

That the application be deferred to a future meeting in order that all objectors had the opportunity to attend.

257 URGENT NON EXEMPT MATTERS (Item D)

There were no urgent non-exempt items.

The meeting ended at 9.50 pm

CHAIR:

**Please note all committee agendas, reports and minutes
are available on the council's website
www.islington.gov.uk/democracy**

WORDING DELEGATED TO OFFICERS

MINUTE 250

30 BRECKNOCK ROAD, N7 ODD

The Committee has considered the proposed development with the conditions attached to the planning officer's report. The committee is not aware of any local or National policy grounds which would form the basis for a refusal, were it still open to the committee to determine the application. Planning officers be authorised to offer no evidence in the respect of the planning appeal except in support of the conditions.

MINUTE 254

89 CRAYFORD ROAD, N7 ONE

CONDITION 12

CONDITION: All first floor windows on the rear northeast facing elevation shall be provided with obscure glazing prior to the first occupation of the development.

All obscurely glazed windows shall be fixed shut, unless revised plans are submitted to and approved in writing by the Local Planning Authority which confirm that those windows could open to a degree, which would not result in undue overlooking of neighbouring habitable room windows.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

REASON: To prevent the undue overlooking of neighbouring habitable room windows in accordance with policies: D3, H3 and H7 of the Islington Unitary Development Plan 2002.

CONDITION 15

CONDITION: Prior to the commencement of any works at the site, all neighbouring trees shall be appropriately protected in strict accordance with the method statement and tree protection measures as set out in the following approved documents:

'Tree Survey and Protection Report by Wassells Arboricultural Services Ltd dated 21 March 2008, Supplementary Site Specific Arboricultural Survey, Impact & Method Statement by Wassells Arboricultural Services Ltd dated 28 August 2012'

All subsequent works shall then be carried out in strict accordance with above mentioned approved tree protection documents.

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 Env6 of the Islington Unitary Development Plan 2002 and policy CS15A, B and F of the Islington Core Strategy 2011.