

London Borough of Islington

DRAFT

Planning Committee

4 OCTOBER 2012

Minutes of the meeting of the Planning Committee held at the Town Hall, Upper Street, Islington, N1 2UD on 4 October 2012 at 7.30pm.

Present: Councillors: Steph Charalambous, Martin Klute, Rupert Perry, Gary Poole, Councillor Ursula Woolley

Also Present: Councillor Terry Stacy

Councillor Martin Klute in the Chair

212 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.

213 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Robert Khan.

214 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Steph Charalambous for Councillor Robert Khan.

215 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

216 ORDER OF BUSINESS (Item A5)

The order of business would be as the agenda.

217 CONFIRMATION OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 5 JULY 2012 (Item A6)

RESOLVED:

That the minutes of the meeting held on 5 July 2012 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

218 THE LARK IN THE PARK PUBLIC HOUSE, 60 COPENHAGEN STREET, N1 0JW (Item B1)

Demolition of existing public house and replacement with 5 x four storey terrace houses (3 x 4 bed, 1 x 3 bed and 1 x 2 bed).

(Planning application number:P112840)

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

- Emerging policy DM27 supported the retention of public houses. This policy had been agreed by Council and submitted to the Planning Inspectorate.
- The applicant's view that a number of landlords had been unsuccessful in their attempts to run the public house. However it was noted that no marketing evidence had been submitted to demonstrate that there was no prospect of the public house continuing its use.
- A speaker representing the friends of Barnard Park reported that, as a result of recent community activity in the park ASB was reducing and expressed the view that the likelihood of the public house being brought successfully back into use would be increased.

Councillor Rupert Perry proposed a motion that was seconded by Councillor Steph Charalambous and carried.

RESOLVED:

That planning permission be refused.

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Reason: The loss of a community facility and the lack of marketing evidence. The precise wording to be delegated to the Head of Development Management in consultation with the Chair.

219 **THE LARK IN THE PARK PUBLIC HOUSE, 60 COPENHAGEN STREET, N1 0JW (Item B2)**

Conservation area consent application in connection with the demolition of existing public house and replacement with five, four storey town terrace houses.

(Planning application number:P112890)

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

- Emerging policy DM27 supported the retention of public houses. This policy had been agreed by Council and submitted to the Planning Inspectorate.
- The applicant's view that a number of landlords had been unsuccessful in their attempts to run the public house. However it was noted that no marketing evidence had been submitted to demonstrate that there was no prospect of the public house continuing its use.
- A speaker representing the friends of Barnard Park reported that, as a result of recent community activity in the park ASB was reducing and expressed the view that the likelihood of the public house being brought successfully back into use would be increased.

Councillor Rupert Perry proposed a motion that was seconded by Councillor Steph Charalambous and carried.

RESOLVED:

That conservation area consent be refused.

Reason: Prematurity in the absence of a planning permission. The loss of a community facility and the lack of marketing evidence. The precise wording to be delegated to the Head of Development Management in consultation with the Chair.

220 **7 SOTHEBY ROAD, N5 2UP (Item B3)**

Erection of a single storey rear infill extension.

(Planning application number:P121458)

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

- The concerns raised regarding the impact of an upstanding glass roof design. These concerns included security issues, the sense of enclosure and the loss of light and daylight.
- That these issues may be resolved with a sloping roof design. A similar recently approved extension at No 3 Sotheby Road was cited as a relevant precedent for this design approach.
- That clarity was sought from the objector as to whether they would withdraw their objections if there was a sloping roof design. The Sub-Committee noted that the applicant felt prejudiced as no right of reply was allowed following the clarification.

Councillor Rupert Perry proposed a motion that was seconded by Councillor Gary Poole.

RESOLVED:

That consideration of this application be deferred to allow the applicant to reconsider the design, taking on board the comments made at the meeting.

221 **GARAGES ADJACENT 11 CORSICA STREET, N5 (Item B4)**

The demolition of nineteen existing lock-up garages and the erection of a new residential building of five storeys including basement and set-back top storey, to provide six 3-bedroom units: private communal garden and re-landscaped public realm.

(Planning application number:P121068)

An addendum report was tabled, a copy of which would be interleaved with the agenda.

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

- The level of the eaves had been reduced in height to match 11A Corsica Street and the top storey would not be visible from the street.
- The rear of the building aligned with the rear of the elevation of 11A Corsica Street.
- The green roof was not accessible by the public to prevent overlooking and this had been conditioned.
- A structural report would deal with the neighbouring raft foundation which would be considered in greater detail at design stage.

RESOLVED:

That planning permission be granted subject to a Section 106 agreement, the conditions and informatives in the case officer's report and the reasons for granting – being recommendations A – C within appendix one of the case officer's report.

222 GARAGES ADJACENT 11 CORSICA STREET, N5 (Item B5)

The demolition of nineteen existing lock-up garages and the erection of a new residential building of five storeys including basement and set-back top storey, to provide six 3-bedroom units: private communal garden and re-landscaped public realm.

(Planning application number:P121069)

RESOLVED:

That conservation area consent be granted, subject to the conditions and the reasons for granting – being recommendations A and C within appendix one of the report.

223 27 SEWARD STREET, EC1V 3PA (Item B6)

Erection of second floor extension to provide two additional en-suite bedrooms.

(Planning application number:P120784)

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

- Concerns from objectors which included loss of daylight and higher noise levels.
- The views of members that they would not wish to make a decision without a site visit.

Councillor Martin Klute proposed a motion which was seconded by Councillor Steph Charalmabous.

RESOLVED:

That planning permission be deferred for a site visit.

224 1A ST JUDE STREET, N16 8JU (Item B7)

Conversion of the existing building to create a three bedroom house including alterations to the building roof including increasing the height of the existing roof and shared boundary wall facing King Henrys Walk by 300mm and other alterations to the building main elevations.

(Planning application number:P120676)

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

- Noted the submission of an incorrect drawing.

RESOLVED:

a) That permission be granted subject to the submission of a replacement drawing to indicate that the shared boundary wall of the building be increased in height by not more than 300mm to the satisfaction of the Head of Development Management.

b) That, subject to the satisfactory submission of the above referenced drawing, planning permission be granted, subject to the conditions and the reasons for granting – being recommendations A and B within appendix one of the report.

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225 **URGENT NON EXEMPT MATTERS (Item C)**

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 218

THE LARK IN THE PARK PUBLIC HOUSE, 60 COPENHAGEN STREET, N1 0JW

Full planning application

REASONS FOR REFUSAL:

The loss of the public house would result in the loss of a community facility where it has not been demonstrated that there is no longer a demand for such provision contrary to saved policies C4, C5 of the UDP, 2006.

In the absence of any marketing evidence to demonstrate that there is no realistic prospect of the unit being used as a public house in the foreseeable future the proposal is contrary to emerging policy DM27 of the Development Management Policies Submission 16 August 2012.

MINUTE 219

THE LARK IN THE PARK PUBLIC HOUSE, 60 COPENHAGEN STREET, N1 0JW

Conservation Area Consent

REASON FOR REFUSAL:

The proposed demolition, in the absence of an appropriate scheme of development is premature and would fail to preserve the character and appearance of the Barnsbury Conservation Area. The proposal is contrary to policy D21 of the Islington Unitary Development Plan, 2002 and section 12 of the NPPF 2012.