

London Borough of Islington

DRAFT

Planning Committee

15 NOVEMBER 2012

Minutes of the meeting of the Planning Committee held at the Town Hall, Upper Street, Islington, N1 2UD on 15 November 2012 at 7.30pm.

Present: Councillors: Troy Gallagher, Martin Klute, Rupert Perry and Gary Poole.

Also Present: Councillor Tracy Ismail.

Councillor Martin Klute in the Chair

226 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.

227 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Robert Khan.

228 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Troy Gallagher for Councillor Robert Khan.

229 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

230 ORDER OF BUSINESS (Item A5)

The order of business would be as the agenda.

231 CONFIRMATION OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 4 OCTOBER 2012 (Item A6)

RESOLVED:

That the minutes of the meeting held on 4 October 2012 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

232 22 LOFTING ROAD, N1 1ET (Item B1)

Retention of a second floor rear dormer.
(Planning application number:P121685)

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

- The officer recommendation had been based on policies as appropriate to a conservation area.
- Planning permission was required as the building was located in a conservation area.
- The building was not of a type that the Council was seeking to preserve in a conservation area.
- The dormers were overlooking a private car park and not visible from the public realm.
- The dormers were of a design consistent with and subservient to the host buildings.

Councillor Martin Klute proposed a motion that was seconded by Councillor Rupert Perry and carried.

RESOLVED:

That planning permission be approved subject to the conditions and reasons for granting. The exact wording to be delegated to the Head of Development Management and appended to the minutes.

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233 36 LOFTING ROAD, LONDON, N1 1ET (Item B2)

Retention of a second floor rear dormer.
(Planning application number:P121689)

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

- The officer recommendation had been based on policies as appropriate to a conservation area.
- Planning permission was required as the building was located in a conservation area.
- The building was not of a type that the Council was seeking to preserve in a conservation area.
- The dormers were overlooking a private car park and not visible from the public realm.
- The dormers were of a design consistent with and subservient to the host buildings.

Councillor Martin Klute proposed a motion that was seconded by Councillor Rupert Perry and carried.

RESOLVED:

That planning permission be approved subject to the conditions and reasons for granting. The exact wording to be delegated to the Head of Development Management and appended to the minutes.

234 12 LOFTING ROAD, N1 1ET (Item B3)

Retention of a second floor rear dormer.
(Planning application number:P121676)

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

- The officer recommendation had been based on policies as appropriate to a conservation area.
- Planning permission was required as the building was located in a conservation area.
- The building was not of a type that the Council was seeking to preserve in a conservation area.
- The dormers were overlooking a private car park and not visible from the public realm.
- The dormers were of a design consistent with and subservient to the host buildings.

Councillor Martin Klute proposed a motion that was seconded by Councillor Rupert Perry and carried.

RESOLVED:

That planning permission be approved subject to the conditions and reasons for granting. The exact wording to be delegated to the Head of Development Management and appended to the minutes.

235 154 LIVERPOOL ROAD, N1 1LA (Item B4)

The reconstruction of an existing summer house and the relocation of two trees.
(Planning application number:P120735)

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

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

- The comments of the inspector upon appeal, and as agreed by the tree preservation officer, that the position of the summer house would prevent the planting of trees as required by the Tree Replacement Notice in a position that would allow the trees to grow to their full growth potential.
- The comment by the agent that cultivars were not specified in the inspector's report and there were specimens that could successfully be accommodated in the garden.
- The plan of the garden prior to the tree removal would be required before a final decision was made.

Councillor Martin Klute proposed a motion that was seconded by Councillor Gary Poole and carried.

RESOLVED:

That consideration of the application be deferred.

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Reason: In order to obtain a plan of the garden prior to tree removal, for additional details regarding tree cultivars and to facilitate attendance at the next planning meeting by a tree officer to represent the Council's position.

236 **154 LIVERPOOL ROAD, N1 1LA (Item B5)**

The erection of a flat roof on the existing rear outbuilding and the relocation of TRN trees.
(Planning application number:P120734)

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

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

- The comments of the inspector upon appeal, and as agreed by the tree preservation officer, that the position of the summer house would prevent the planting of trees as required by the Tree Replacement Notice in a position that would allow the trees to grow to their full growth potential.
- The comment by the agent that cultivars were not specified in the inspector's report and there were specimens that could successfully be accommodated in the garden.
- The plan of the garden prior to the tree removal would be required before a final decision was made.

Councillor Martin Klute proposed a motion that was seconded by Councillor Gary Poole and carried.

RESOLVED:

That consideration of the application be deferred.

Reason: In order to obtain a plan of the garden prior to tree removal, for additional details regarding tree cultivars and to facilitate attendance at the next planning meeting by a tree officer to represent the Council's position.

237 **30 BRECKNOCK ROAD, N7 0DD (Item B6)**

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:

- The existing planning permission allowed for an enlargement of the retail floor space whilst the current application sought an additional unit of residential accommodation at ground floor level.
- The retail space of the unit proposed was 69sqm which is 11sqm less than the 80sqm reference in the emerging Development Management Policies.
- The proposed retail unit was 11 sqm smaller than the existing retail unit on site.
- The bedroom in the ground floor unit was long and narrow but complied with the standards set out in the London Plan.
- The proposed ground floor residential unit is 11sqm larger than required by the London Plan.

Councillor Martin Klute proposed a motion which was seconded by Councillor Gary Poole.

RESOLVED:

That consideration of the application be deferred.

Reason: For discussions to be held with the applicant in order that a retail unit of 80sqm, equivalent to the size of the existing retail unit be retained.

238 **5-9 SEVEN SISTERS ROAD, N7 6AJ (Item B7)**

Change of use of part ground, part first, second and third floors from Class A1 retail to create 7 self-contained residential units (2 x 1-bedroom units and 5 x 2-bedroom units), including erection of two-

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storey extension to provide access from Bowman's Mews and associated alterations including replacement of windows to front elevation and relocation of air condition units to the north-eastern corner at rear first floor level.

(Planning application number:P111442)

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

- Noted the recommendation from the Metropolitan Police that access control on the communal door be installed.

Councillor Martin Klute proposed a motion which was seconded by Councillor Gary Poole.

RESOLVED:

a) That permission be granted subject to a Section 106 agreement, the conditions and informatives in the report and the reasons for granting – being recommendations A – C within Appendix one of the report and additional condition regarding the installation of the access control system prior to the first occupation of the development, the exact wording and reasons for which was delegated to the Head of Development Management and appended to the minutes.

239 27 SEWARD STREET, EC1V 3PA (Item B8)

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

(Planning application number: P120784)

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

- A site visit had shown that there would be a significant increase in sense of enclosure to neighbouring flats and also that the design of the application building in its current form had been designed to respect sight lines and light to neighbouring properties
- That the recent permission, won at appeal, for a smaller extension to the building at second floor level respected the 'stepped' form of the building, where the proposed extension would be more monolithic.

Councillor Martin Klute proposed a motion which was seconded by Councillor Gary Poole.

RESOLVED:

That permission be refused.

Reason: The sense of enclosure and for the design element. The precise wording to be delegated to the Head of Development Management and appended to the minutes.

240 9 ASHLEY ROAD, N19 3AG

Committee update regarding previously considered scheme and progress of conditions.

(Planning application number P112095)

The Sub-Committee noted that many of the conditions on the planning permission had not been complied with. In addition, further unauthorised works had been carried out in the form of two rear extensions. An enforcement notice which required the compliance of conditions and the unauthorised works to be removed was to be served on the 16 November 2012.

RESOLVED

That there be a further report back to the Sub-Committee by enforcement on 9 Ashley Road, N19 in February 2013.

241 URGENT NON EXEMPT MATTERS (Item C)

There were no urgent non-exempt items.

The meeting ended at 9.15 pm

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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 232
22 LOFTING ROAD, N1 1ET

REASONS FOR APPROVAL:

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), National Planning Policy Framework 2012 and other material considerations.

- This decision was made by the Members of the Planning Sub-B Committee on the 15/11/2012.
- The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress.
- The roof addition to the existing rear roof slope is considered to be acceptable in terms of size, design and materials and would not be harmful to the appearance of the host building, which is of little architectural merit, and would not be visible from the public realm and would therefore preserve the Barnsbury Conservation Area in accordance with policy 12 contained within the National Planning Policy Framework 2012, policy 7.8 of the London Plan 2011, policy CS9 of Islington's Core Strategy 2011, policies D3, D4, D11, D24 and D25 of Islington's UDP, Islington's Urban Design Guide and the Barnsbury Conservation Area Design Guidelines and emerging policies DM1 and DM3 of Islington's Development Management Policies 2012 Submission Version.
- The roof addition would provide further living accommodation creating a larger family dwelling to bolster the stock of family sized accommodation within the borough in accordance with policy 6 contained within the National Planning Policy Framework 2012, policy H7 of the UDP 2002, policy CS12 of the Core Strategy 2011, and emerging policy DM9 of Islington's Development Management Policies Document Submission Version 2012.
- The proposal will not cause such harm in terms of outlook light and sense of enclosure as to warrant refusal of the application. The proposal therefore complies with policy D3 (Site Planning) of the Islington Unitary Development Plan 2002 and emerging policy DM1 of Islington's Development Management Policies Document 2012.

Condition:

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

Block Plan 1:500; Location Plan 1:1250; 1044/1; 1044/2.

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

MINUTE 233
36 LOFTING ROAD, N1 1ET

REASONS FOR APPROVAL:

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), National Planning Policy Framework 2012 and other material considerations.

- This decision was made by the Members of the Planning Sub-B Committee on the 15/11/2012.
- The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress.
- The roof addition to the existing rear roof slope is considered to be acceptable in terms of size, design and materials and would not be harmful to the appearance of the host building, which is of little architectural merit, and would not be visible from the public realm and would therefore preserve the

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Barnsbury Conservation Area in accordance with policy 12 contained within the National Planning Policy Framework 2012, policy 7.8 of the London Plan 2011, policy CS9 of Islington's Core Strategy 2011, policies D3, D4, D11, D24 and D25 of Islington's UDP, Islington's Urban Design Guide and the Barnsbury Conservation Area Design Guidelines and emerging policies DM1 and DM3 of Islington's Development Management Policies 2012 Submission Version.

- The roof addition would provide further living accommodation creating a larger family dwelling to bolster the stock of family sized accommodation within the borough in accordance with policy 6 contained within the National Planning Policy Framework 2012, policy H7 of the UDP 2002, policy CS12 of the Core Strategy 2011, and emerging policy DM9 of Islington's Development Management Policies Document Submission Version 2012.

- The proposal will not cause such harm in terms of outlook light and sense of enclosure as to warrant refusal of the application. The proposal therefore complies with policy D3 (Site Planning) of the Islington Unitary Development Plan 2002 and emerging policy DM1 of Islington's Development Management Policies Document 2012.

Condition:

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1:1250; Block Plan 1:500; 1229/1; 1229/2.

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

MINUTE 234

12 LOFTING ROAD, N1 1ET

REASONS FOR APPROVAL:

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), National Planning Policy Framework 2012 and other material considerations.

- This decision was made by the Members of the Planning Sub-B Committee on the 15/11/2012.

- The delivery of this scheme would be consistent with the broad aims of the NPPF and its presumption in favour of sustainable development that supports economic growth, but also seeks to ensure social and environmental progress.

- The roof addition to the existing rear roof slope is considered to be acceptable in terms of size, design and materials and would not be harmful to the appearance of the host building, which is of little architectural merit, and would not be visible from the public realm and would therefore preserve the Barnsbury Conservation Area in accordance with policy 12 contained within the National Planning Policy Framework 2012, policy 7.8 of the London Plan 2011, policy CS9 of Islington's Core Strategy 2011, policies D3, D4, D11, D24 and D25 of Islington's UDP, Islington's Urban Design Guide and the Barnsbury Conservation Area Design Guidelines and emerging policies DM1 and DM3 of Islington's Development Management Policies 2012 Submission Version.

- The roof addition would provide further living accommodation creating a larger family dwelling to bolster the stock of family sized accommodation within the borough in accordance with policy 6 contained within the National Planning Policy Framework 2012, policy H7 of the UDP 2002, policy CS12 of the Core Strategy 2011, and emerging policy DM9 of Islington's Development Management Policies Document Submission Version 2012.

- The proposal will not cause such harm in terms of outlook light and sense of enclosure as to warrant refusal of the application. The proposal therefore complies with policy D3 (Site Planning) of the Islington Unitary Development Plan 2002 and emerging policy DM1 of Islington's Development Management Policies Document 2012.

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Condition:

CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1:1250; Location Plan 1:500; 1247/1; 1247/2.

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

MINUTE 238

5-9 SEVEN SISTERS ROAD, N7 6AJ

CONDITION: The site-wide general security measures (including CCTV, enhanced general lighting/security lighting, communal entrance door access control measures/enhanced door and window security) shall be carried out strictly in accordance with the details so approved and Secured by Design best practice, shall be installed and operational prior to the first occupation of any part of the development and shall be maintained as such thereafter.

REASON: To ensure that the resulting general or security lighting, CCTV cameras and other security measures are appropriately located and designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the building and would reduce the opportunity for crime in accordance with policies: 7.3; 7.4; 7.6 and 7.7 of the London Plan 2011 and policies: D3; D4; Env12; H3 and H7 of the Islington Unitary Development Plan 2002.

MINUTE 239

27 SEWARD STREET, EC1V 3PA

REASONS FOR REFUSAL:

REASON 1: The proposed development by virtue of its inappropriate scale, massing and excessive height would create an over dominant and discordant feature that would result in visual harm to the overall design of the host building and also to its surrounding context, contrary to policy CS9 of the Islington Core Strategy 2011, policies D3 (Site Planning), D4 (Designing in context), D11 (Alterations and Extensions) and D22 (New Development) of the Islington Unitary Development Plan 2002 emerging policy DM1 of the Development Management Policies 2012 and the NPPF 2012.

REASON 2: The development would cause a loss of outlook and unacceptable sense of enclosure to the adjoining residential properties, in particular flat 9 on the first floor of 5-7 Seward Street, that would be harmful to neighbouring residential amenity and contrary to policy CS9 of the Islington Core Strategy 2011, policies D3 (Site Planning) of the Islington Unitary Development Plan 2002 emerging policy DM1 of the Development Management Policies 2012 and the NPPF 2012.