

London Borough of Islington

Planning Sub Committee B
4 July 2013

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 4 July 2013 at 7.30pm.

Present: Councillors: George Allan, Jilani Chowdhury, Robert Khan, Martin Klute and Kaya Makarau Schwartz.

Also Present: Councillors: Tracy Ismail

Councillor Martin Klute in the Chair

288 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.

289 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Woolley.

290 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Allan substituted for Councillor Woolley.

291 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

292 ORDER OF BUSINESS (Item A5)

The order of business would be B5, B2, B3 and B1.

293 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 4 JUNE 2013 (Item A6)

RESOLVED:

That the minutes of the meeting held on 4 June 2013 be confirmed as an accurate record of proceedings subject to an amendment to the first line of paragraph b) of the resolution in Minute 284 (58 Highbury Grove, Islington, N5 2AG) by the addition of the words "be legally enforceable and that it " after the words " S106 agreement ". The Chair be authorised to sign the minutes as amended".

294 14 THORNHILL BRIDGE WHARF, ISLINGTON, N1 0RU (Item B1)

Replacement and enlargement of a rear balcony, the replacement and enlargement of existing doors and windows on the front and rear elevations at first floor level, the replacement of the existing garage door with a window, the insertion of a new side window at ground floor level and the insertion of a Velux rooflight in the main roof slope (Planning application number P2013/1143/FUL)

RESOLVED:

That planning permission be granted, subject to conditions and informatives in the report and the reasons for granting – being recommendations A - within Appendix one of the report.

295 15 TABLEY ROAD, ISLINGTON, N7 0NA (Item B2)

Conversion and extension of an existing single dwelling house into three flats, including rear dormer, front and rear rooflights, bin storage, part two storey and one storey rear extension plus associated works and alterations. (deferred from meeting on 4 June 2013 due to current application drawings not posted on internet)

(Planning application number:P2013/0360/FUL)

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

- The design had been altered to include a studio flat rather than a one bedroom flat in order to comply with the Council's floorspace standards.
- It was not considered that the scale or form of the rear extension was inappropriate bearing in mind the diverse nature of existing rear extensions in the road.
- It was considered that there were no material planning reasons not to approve the application.

RESOLVED:

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

296 SITE OF FORMER SCHOOLKEEPER'S HOUSE, 122 CANONBURY ROAD, ISLINGTON, N5 1XB (Item B3)

Erection of a three storey building incorporating 3 residential units (one x 1-bedroom flat and two x 2 bedroom flats) with external cycle and refuse storage, landscaping, front boundary wall with railings and associated alterations. (Planning application number:P2013/0482/FUL) deferred from meeting on 4 June 2013 for clarification on affordable housing offer, and to enable housing officers to attend the meeting to take questions.

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

- The application would provide intermediate affordable housing with no social-rented affordable housing.
- It was clearly important for the Council to retain the residential units as intermediate housing and therefore planning permission should include through a Director's agreement a restriction on 'staircasing' to a maximum of 80%.

RESOLVED:

That planning permission be granted, subject to the conditions and informatives in the report and the reasons for granting – being recommendations A and B within Appendix one of the report, and to the Director's agreement including a restriction on 'staircasing' to a maximum of 80%.

297 STORE A-C, ST MARY MAGDALENE GARDENS, HOLLOWAY ROAD, ISLINGTON, N7 8LT (Item B4)

Conversion, extension and alteration of the existing buildings to provide a school (Class D1) and two residential dwelling houses (Class C3). (Planning application number:P2013/1071/FUL)

Officers clarified the following points in the report:

Para 8.12 page 80 - Conclusion

No new vehicular access to the school was proposed.

Para 10.5 page 83 - Principle

Policy Ed3 of the Unitary Development Plan had been superseded following the adoption by the Council of a new Development Plan at its meeting held on 27 June 2013.

Para 10.45 page 90 – Trees and Landscaping

A number of mature trees were located outside the site boundary but their roots would be affected by the proposed development. Condition 19 dealt with tree retention and protection.

Para 10.51 page 91 - Highways, Transportation and Access

It was intended that pupils would be dropped-off at the Academy in accordance with the existing travel

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plan and walked over to the application site. The scheme would however result in more traffic to the Academy itself.

Para 10.56 page 91

Insert the word 'Initially' at the start of the paragraph.

Officers also reported receipt of eight additional letters of objection together with one letter of support and a petition of 165 signatures supporting the application since the publication of the report and on the night one additional letter of objection together with a petition containing 207 signatures in objection to the application.

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

- Although included within the Local Plan designation as public open space, the application site has historically always been in separate use (Coroners Court and Mortuary Buildings), has been physically separate from the park and notwithstanding the concerns of the objectors, the application was not likely to have an impact on the park.
- There were concerns about pupils crossing the busy road between the Academy and the application site, a journey of around 100 metres, and it was therefore proposed that the applicant should be required to extend the scope of the Access Management Scheme to cover both the residential and school premises and to provide additional safeguards for pupils accessing the premises.

RESOLVED:

That planning permission be granted, subject to conditions and informatives in the report and the reasons for granting – being recommendations A – C within appendix one of the report and subject to the inclusion of amendments to Point 6 of Heads Terms, and an additional Heads of Terms in the S 106 Agreement being delegated to officers.

298 STORE A-C, ST MARY MAGDALENE GARDENS, HOLLOWAY ROAD, ISLINGTON, N7 8LT (Item B5)

Listed building consent application in connection with the conversion, extension and alteration of the existing buildings to provide a school (Class D1) and two residential dwelling houses (Class C3). (Planning application number:P2013/1072/LBC)

RESOLVED:

That listed building consent be granted, subject to conditions and informatives in the report and the reasons for granting – being recommendations A-B within appendix one of the report.

299 SOHO BOOKS, 11 CALEDONIAN ROAD, ISLINGTON, N1 9DX (Item B6)

Change of use of basement and ground floor from A1 use class (retail) to a sui generis use comprising of A3 (restaurants and cafes) and A4 (drinking establishments) use classes, construction of two storey rear extension, new plant equipment to rear, new shopfront to Caledonian Road and associated works. (Planning application number: P2013/0087/FUL).

RESOLVED:

That consideration of the application be deferred to enable further public consultation to be carried out following the receipt of revised plans.

300 URGENT NON EXEMPT MATTERS (Item C)

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There were no urgent non-exempt items.

The meeting ended at 9:05 pm

CHAIR:

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