

## Planning Sub-Committee B – 10 September 2013

### London Borough of Islington Planning Sub Committee B 24 October 2013

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 24 October 2013 at 7.30pm.

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

#### **Councillor Martin Klute in the Chair**

**311 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.

**312 APOLOGIES FOR ABSENCE (Item A2)**

There were no apologies for absence.

**313 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

There were no substitute members.

**314 DECLARATIONS OF INTEREST (Item A4)**

There were no declarations of interest.

**315 ORDER OF BUSINESS (Item A5)**

The order of business would be B5, B3, B1, B4 and B2.

**316 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 10 SEPTEMBER 2013 (Item A6)**

**RESOLVED:**

That the minutes of the meeting held on 10 September 2013 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**317 2A-9 MORAY MEWS, LONDON, N7 7DY (Item B1)**

Demolition of existing buildings and clearance of land; redevelopment of the site to provide eight no. residential units with associated refuse stores, cycle storage and landscaping.

(Planning application number: P2013/2148/FUL)

The planning officer reported that the condition on page 17 of the report in relation to measures to avoid and/or mitigate impacts on bats be added to the list of conditions.

In the discussion the following points were considered:

- The daylight and sunlight issue was discussed.
- Refuse collection and fire engine access to the site was discussed.
- Permission for 13 units on the site was granted in 2006 but this had now lapsed. Changes to policy meant the number of units had been reduced to 8.
- There was confusion about the existing wall and whether the site housed two storey buildings all the way along its length which meant members considered a site visit necessary.

Councillor Klute proposed a motion to defer consideration of the application for a site visit. This was seconded by Councillor Khan and carried.

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### **RESOLVED:**

That consideration of the planning application be deferred.

**REASON FOR DEFERRAL:** To enable a site visit to take place.

### **318 89 CALABRIA ROAD, LONDON, N5 1HX (Item B2)**

Construction of a rear dormer.

(Planning application number: P2013/2975/FUL)

In the discussion the following point were considered:

- The dormer was small and barely visible due to the bulk of the existing extension.
- It was important not to create a precedent to allow more rear dormers in the conservation area and consideration was given to whether this proposal was a special case.
- The Committee discussed the council's policies and guidance with regard to rooflines with existing alterations/extensions and the officer advised that Section 2.4.3 of the Islington Urban Design Guide considered that the extent and nature of the existing roof additions the length of the terrace and the date of the approved addition would determine the scope for future change.
- The Committee acknowledged that there was a roof extension at no. 97 Calabria Road, that this was approved in 2003 and predated the Islington Urban Design Guide (2006), Core Strategy (2011), London Plan (2011), NPPF (2012) and the Development Management Policies (2013) and that there were extensions at numbers 93 and 102. To the south of the property the rear roof line was unaltered. Given the terrace from 89 to 101 included a number of original 4 storey rear extensions (which were not present along the remainder of the terrace) and the existing roof extensions (which were absent to the south) this section of the wider/longer terrace could be considered as having a character which was different to the remainder of the terrace and as such a roof extension within this section of the terrace could be considered acceptable.

Councillor Klute proposed a motion to grant planning permission which was seconded by Councillor Khan and carried.

### **RESOLVED:**

That planning permission be granted, subject to the wording of the reason and the usual conditions for granting permission being delegated to officers.

### **319 PARKS BUILDING, ST. JAMES'S CHURCH, 51 CLERKENWELL CLOSE, LONDON, EC1R 0EA (Item B3)**

Change of use of existing park rangers hut at St James's, Clerkenwell, to a coffee and food outlet (A1 use); including enlargement of entrance door, creation of new window and associated works.

(Planning application number: P2013/1322/FUL)

During the discussion of the application the following points were considered:

- The reference to 11pm was the standard hour in relation to licensing. The permitted hours of operation would be 8am-6pm Monday to Thursday, 10am-6pm on Saturdays and 10am-3pm on Sundays and bank holidays.
- Waste would be stored within the building.
- The development would provide increased surveillance and toilet facilities.
- Tables and chairs could not be placed outside the site as they were not part of the proposal.

Councillor Klute proposed an additional condition that deliveries only take place during hours of operation. This was seconded by Councillor Khan and carried.

Councillor Allan proposed from the floor that the planning permission be restricted to three years in order to allow re-assessment of any negative impacts of the development. This was then proposed by Councillor Klute, seconded by Cllr Khan and carried.

**RESOLVED:**

That planning permission be granted for a three year period, subject to the conditions and informative in the report plus the additional condition as outlined above, the wording of which was delegated to officers.

**320 REAR OF 18-20 CROUCH HILL, LONDON, N4 4AU (Item B4)**

Demolition of existing store and erection of a two storey dwellinghouse.

(Planning application number: P122159)

During the discussion of the application the following points were considered:

- It was not possible to provide amenity space on this particular site.
- The scheme was designed to meet daylight/sunlight standards.
- Bin storage would be provided but there was no provision for cycle storage.

Councillor Klute proposed an additional condition that the materials used be the same as those stated on the drawing. This was seconded by Councillor Khan and carried.

**RESOLVED:**

That planning permission be granted, subject to the conditions in the report and the additional condition as outlined above, the wording of which was delegated to officers.

**321 REAR OF Highbury Vale Police Station, 211 Blackstock Road (Between 27 and 41 Canning Road), N5 2JR (Item B5)**

Demolition of garage, external stores, kennels and cell block to former Police Station and erection of six terraced dwellings (2x4 bed and 4x3 bed).

(Planning application number: P2013/0881/FUL)

The planning officer reported that paragraph 10.37 relating to Small Sites Contribution should read £300,000 and not £600,000 as stated in the report.

During the discussion of the application the following points were considered:

- Most of the objectors' concerns about scale and design had been addressed.
- It was suggested that the weight of vehicles accessing the site be limited to that of the council's refuse vehicles.

Councillor Klute proposed an amendment to the construction management plan to limit the weight of vehicles accessing the site to the equivalent of that of the council's refuse vehicles. This was seconded by Councillor Khan and carried.

**RESOLVED:**

That planning permission be granted, subject to the completion of the unilateral undertaking securing small site affordable housing contribution and carbon offsetting as set out in Appendix 1 in the report and the conditions and informative in the report plus the amendment to the construction management plan as outlined above, the wording of which would be delegated to officers.

**322 URGENT NON EXEMPT MATTERS (Item D)**

There were no urgent non-exempt items.

The meeting ended at 9:45 pm

**CHAIR:**

Please note all committee agendas, reports and minutes are available on the council's website [www.islington.gov.uk/democracy](http://www.islington.gov.uk/democracy)

**WORDING DELEGATED TO OFFICERS**

This draft wording has been provided by officers following the meeting and is included here for completeness.

**MINUTE 319**

**PARKS BUILDING, ST. JAMES'S CHURCH, 51 CLERKENWELL CLOSE, LONDON, EC1R 0EA (Item B3)**

ADDITIONAL CONDITION: No deliveries shall be made to the premises outside the hours of:  
08.00hr to 18.00hr Monday to Friday,  
10.00hr to 18.00hr Saturday, and  
10.00hr to 15.00hr Sunday and Bank Holidays.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity in accordance with policies: D3 and Env17 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011.

3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

**MINUTE 320**

**REAR OF 18-20 CROUCH HILL, LONDON, N4 4AU (Item B4)**

ADDITIONAL CONDITION: MATERIALS (COMPLIANCE): The development shall be constructed in accordance with the materials noted on the plans. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

**MINUTE 321**

**REAR OF Highbury Vale Police Station, 211 Blackstock Road (Between 27 and 41 Canning Road), N5 2JR (Item B5)**

AMENDED CONDITION 3: A report assessing the planned demolition and construction vehicle routes and access to the site including addressing pedestrian and cyclist safety and environmental impacts (including (but not limited to) noise, air quality including dust, smoke and odour, vibration and TV reception) of the development, taking into consideration the restriction on the weight of 26 tonnes of any vehicles associated with the construction, shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

The report shall assess and take into account the impacts during the demolition and construction phases of the development on nearby residential amenity, with means of mitigating any identified impacts.

The document should pay reference to Islington's Code of Construction Practice, the GLA's Best Practice Guidance on control of dust from construction sites, BS5228:2009 and any other relevant guidance.

The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: In order to secure highway safety and free flow of traffic on Canning Road and local residential amenity and mitigate the impacts of the development.