

**London Borough of Islington
Planning Sub Committee B**

DRAFT

7 January 2014

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 7 January 2014 at 7.30pm.

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

Councillor Martin Klute in the Chair

332 **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.

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

There were no apologies for absence.

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

There were no substitute members.

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

There were no declarations of interest.

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

The order of business would be as the agenda.

337 **CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 25 NOVEMBER 2013 (Item A6)**

RESOLVED:

That the minutes of the meeting held on 25 November 2013 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

338 **16 WATERLOW ROAD, N19 5NH (Item B1)**

Conversion of existing single dwelling house into two flats (1 x 2 bedroom flat and 1 x 4 bedroom flat), erection of single storey rear extension and external works to the existing levels and boundary walls in the rear garden. Installation of 1 x front rooflight and 3 x rear rooflights.
(Planning application number: P2013/2832/FUL)

In the discussion the following points were considered:

- Members noted that one parking permit would serve the whole property.
- The applicants requested that the ground floor unit be the car free unit.

Councillor Klute proposed a motion to amend condition 3 to reflect that the ground floor unit would be car free which was seconded by Councillor Khan and carried.

RESOLVED:

That planning permission be granted, subject to the conditions and informative in the report and the amendment of condition 3 to ensure that the ground floor unit be car free, the final wording being delegated to officers.

339 **45-58 BASTWICK STREET, EC1V 3PS (Item B2)**

Alterations to north elevation including glazing to ground and first floors, the rendering of the elevation, the provision of a ground floor access shutter, installation of mechanical plant on roof with louvre enclosure and a single storey rear extension.

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(Planning application number: P2013/4098/FUL)

In the discussion the following points were considered:

- Members noted the concern of objectors regarding the possible noise disturbance from the roof top plant.
- The plant would be operating at 34db which the noise officer reported was 5db below background noise level.
- The concern expressed regarding the colour of the rendering.

Councillor Klute proposed a motion to amend condition 4 regarding the restriction to the hours of operation for the roof top plant (from 07:00 hours to 23:00 hours) and to require testing of the completed installation and condition 3 regarding the submission of materials used which was seconded by Councillor Khan and carried, the final wording being delegated to officers.

RESOLVED:

That planning permission be granted, subject to the conditions and informatives in the report and the amendment of conditions 3 and 4, the final wording being delegated to officers.

340 MECHANISED SERVICES DEPOT, 29-36 OUTRAM PLACE, RANDELL'S ROAD, N1 0UX (ITEM B3)

The retention of office space and parking for service vehicles for mechanised services provided to council estates.

(Planning application number: P2013/3432/FUL)

In the discussion the following points were considered:

- That some undercrofts in the Borough had been converted to Housing.

Councillor Klute proposed a motion to restrict the permission to one year only and to add an informative for a housing feasibility study which was seconded by Councillor Khan and carried.

RESOLVED:

That planning permission be granted for a temporary period of one year, subject to the conditions and informatives in the report and an additional informative regarding a housing feasibility study, the final wording being delegated to officers in consultation with the Chair.

341 MUNICIPAL OFFICES, ISLINGTON COUNCIL, 222 UPPER STREET, N1 1XR (ITEM B4)

Replacement of glazing and doors with two access doors and replacement of existing access with glazing.

(Planning application number: P2013/4584/FUL)

RESOLVED:

That planning permission be granted, subject to the conditions and informative in the report.

342 URGENT NON EXEMPT MATTERS (Item D)

There were no urgent non-exempt items.

The meeting ended at 8:20 pm

CHAIR

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WORDING DELEGATED TO OFFICERS

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

MINUTE 338

16 WATERLOW ROAD, N19 5NH (Item B1)

AMENDED CONDITION 3: All future occupiers of the additional residential unit on the ground floor, hereby approved shall not be eligible to obtain an on street residents' parking permit except:

- i) In the case of disabled persons;
- ii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.

REASON: To ensure that the development remains car free.

MINUTE 339

45-58 BASTWICK STREET, EC1V 3PS (Item B2)

AMENDED CONDITION 3: Prior to the commencement of works at the site, details of the facing materials of the development, including colours, hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained as such thereafter.

REASON: To ensure that the appearance of the building is acceptable.

AMENDED CONDITION 4: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Before completion of the works, details shall be submitted to and approved in writing by the Local Planning Authority of the noise rating arising from the fixed plant in accordance with the above requirements, and prior to the occupation of the building the plant will be operated and tested to demonstrate compliance with the approved noise levels and the test results submitted to the Council and approved in writing.

REASON: To ensure that the operation of the fixed plant does not impact on residential amenity.

CONDITION 5: The fixed plant hereby approved shall only operate between the hours of 0700 to 2300 hours Monday to Friday and not at all on weekends or Bank Holidays.

REASON: To ensure that the operation of the fixed plant does not impact on residential amenity.

MINUTE 340

MECHANISED SERVICES DEPOT, 29-36 OUTRAM PLACE, RANDELL'S ROAD, N1 0UX (ITEM B3)

CONDITION: The development hereby permitted shall cease not later than one year from the date of this permission.

REASON: To allow for the reconsideration of the acceptability of the development following further investigation into alternative uses and 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).

ADDITIONAL INFORMATIVE: The applicant is advised to investigate, with colleagues from the Council's housing department, the feasibility of residential development at the site, both to the undercroft and car park areas which are the subject of this permission prior to the expiration of the permission hereby granted and to report the results of the investigations to the Chair of the Sub-Committee.