

Planning Sub-Committee B – 13 February 2014

London Borough of Islington Planning Sub Committee B

13 February 2014

Minutes of the meeting of the Planning Sub Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 13 February 2014 at 7.30pm.

Present: **Councillors:** Jilani Chowdhury, Robert Khan, Martin Klute, Phil Kelly

Councillor Martin Klute in the Chair

343 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.

345 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

346 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Kelly for Councillor Makarau Schwartz.

347 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

348 ORDER OF BUSINESS (Item A5)

The order of business would be as the agenda. Agenda Item B1 was withdrawn from the agenda.

349 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE B HELD ON 7 JANUARY 2014 (Item A6)

RESOLVED:

That the minutes of the meeting held on 7 January 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

350 21 RONALDS ROAD, N5 1XF (Item B1)

Conversion of a dwellinghouse into 2 self-contained flats.

(Planning application number: P2013/3592/FUL)

RESOLVED:

That this item be withdrawn from the agenda at the request of the applicant.

351 2A - 9 MORAY MEWS, LONDON, N7 7DY (Item B2)

Demolition of existing buildings and erection of 8 residential units comprising 7 x 2 bedroom houses and 1x3 bed house with associated refuse stores, cycle storage and landscaping.

(Planning application numbers: P2013/2148/FUL and P2013/4756/FUL)

In the discussion the following points were considered:

- The additional application was for a green wall.
- Concern was raised that the height of the existing and proposed walls would create a sense of enclosure.

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- The proposals did not adequately consider the impact on neighbours and overlooking would affect homes on Hatley Road.
- Concern was raised about the level of contribution towards affordable housing in the borough which did not comply with the council's affordable housing policy.
- The committee was satisfied with the daylight/sunlight report.
- Concern was raised about the design of the proposed development.
- Concerns were raised about the likelihood of success of the green wall and its maintenance.

Councillor Kelly proposed a motion to refuse planning permission for both applications on the grounds that the development created a sense of enclosure, resulted in overlooking and was not acceptable in terms of affordable housing viability and design. This was seconded by Councillor Khan and carried.

RESOLVED:

That planning permission be refused for the reasons outlined above, the wording of which was delegated to officers in consultation with the chair.

352 COOMBE HOUSE, 5 DALMENY AVENUE, LONDON, N7 0JU (Item B4)

Replacement of single glazed timber windows with double glazed UPVC windows.

(Planning application number: P2013/0943/FUL)

RESOLVED:

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

353 WASTE AND RECYCLING CENTRE, 1 COTTAGE ROAD, LONDON, N7 8TP (Item B4)

The construction of a second floor pavilion, canopy and outdoor garden to provide facilities for the staff of the Waste Recycling Centre, Cottage Road.

(Planning application number: P2013/3418/FUL)

The planning officer stated that a materials condition should be added.

RESOLVED:

That planning permission be granted, subject to the conditions and informative in the report plus an additional condition for materials to be submitted, the wording of which was delegated to officers.

354 URGENT NON EXEMPT MATTERS (Item D)

There were no urgent non-exempt items.

The meeting ended at 8:35 pm

CHAIR

**Please note all committee agendas, reports and minutes
are available on the council's website www.islington.gov.uk/democracy**

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WORDING DELEGATED TO OFFICERS

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

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2A - 9 MORAY MEWS, LONDON, N7 7DY

REASONS FOR REFUSAL:

1. The proposed development by reason of its excessive height , and unsympathetic massing, would result in a detrimental material impact on the amenity of the neighbouring residents, due to the overbearing nature of the sheer wall to the rear elevation located directly on the boundary to the gardens of the neighbouring properties on Moray Road, resulting in an unacceptable sense of enclosure to all the adjoining properties. As such the proposed development would be contrary to Policy DM 2.1 of the Development Management Policies 2013 and Policy CS9 of the Islington Core Strategy 2011.
2. The proposed development by reason of its excessive height, form and location of windows to the front elevation would result in a detrimental material impact on the amenity of the neighbouring residents by virtue of overlooking to properties along Hatley Road. As such the proposed development would be contrary to Policy DM 2.1 of the Development Management Policies 2013 and Policy CS9 of the Islington Core Strategy 2011.
3. The applicant has failed to submit written confirmation of an agreement to pay the full contribution sought by the Islington Affordable Housing Small Sites Contributions SPD. Therefore, the proposal is contrary to policy CS12 Part G of the Islington Core Strategy 2011, the Islington Affordable Housing Small Sites Contributions SPD.
4. The proposed development, by reason of its poor quality design would out of keeping with the character, context and appearance of the surrounding area contrary to policies CS8 and CS9 of the Islington Core Strategy 2011, policy DM2.1 of the Islington Development Management Policies 2013, and the Urban Design Guide (2006).

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WASTE AND RECYCLING CENTRE, 1 COTTAGE ROAD, LONDON, N7 8TP

ADDITIONAL CONDITION:

Materials (details): Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site.

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.