



## Planning Sub Committee B - 24 June 2014

Councillor Kay proposed a motion regarding the prevention of use of the external terrace that was seconded by Councillor Klute.

### **RESOLVED:**

That planning permission be granted subject to the conditions and informatives in the report, and additional conditions to include a review of the management plan six months after commencement of use and preventing use of the external terrace, the wording to be delegated to officers.

### **8 REAR OF Highbury Vale Police Station, 211 Blackstock Road (Between 27 and 41 Canning Road), N5 2JR (Item 8)**

Demolition of garage, external stores, kennels and cell block to former Police Station and erection of terrace of six dwellings as planning permission P2013/0881/FUL with the addition of a basement level of numbers 31, 33, 35 and 37 (Planning application number: P2013/4778/FUL)

In the discussion the following points were considered:

- The Sub-Committee was satisfied that the impact of the construction on the basement levels could be controlled adequately by the construction and demolition logistics plan envisaged by condition 3 and separate legislation including the Building Regulations and the Party Wall Act.
- The concern expressed regarding the construction vehicles and the hours of use.
- The concern was expressed regarding the visibility of the rooflights from the footway.
- It was noted that the rooflights would not provide ventilation to the basements.

Councillor Klute proposed a motion regarding the management plan and an additional informative which was seconded by Councillor Khan.

Councillor Kay proposed a motion regarding the screening of the rooflights from the footway, which was seconded by Councillor Klute.

### **RESOLVED:**

That planning permission be granted subject to the conditions and informatives in the report and the signing of a Unilateral Undertaking securing small site affordable housing contribution and carbon offsetting and the following amendments (the wording to be delegated to officers):-

Condition 3 to include specific reference to vehicle speed limits and maximum weight of vehicles and hours of movement of vehicles to co-ordinate with school hours.

Condition 4 to include a method for screening the rooflights from the road.

An additional informative to advise that an application for external plant would require an additional planning application.

The meeting ended at 8.45 pm

**CHAIR**

**WORDING DELEGATED TO OFFICERS**

**MINUTE 7**

**BARNSBURY WELFARE CLINIC, 1 CARNEGIE STREET, N1 9QW (Item 7)**

Additional condition 6 to read.

A review of the operational management plan shall be submitted to, and approved in writing by the Local Planning Authority, six months after the commencement of the use. The review report shall assess impacts of the operation of the development on nearby residents and other occupiers together with means of any additional mitigation needed. The development shall be carried out strictly in accordance with the details as approved pursuant to this condition and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

Additional condition 7 to read.

No staff or other person shall use the external terrace areas. These areas shall only be used for emergency purposes only.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

**MINUTE 8**

**REAR OF Highbury Vale Police Station, 211 Blackstock Road (Between 27 and 41 Canning Road), N5 2JR (Item 8)**

Amended condition 3 to read.

A report assessing the planned demolition and construction vehicle routes and access to the site, avoiding school starting and leaving times of 8.30 to 9.30am and 3pm to 4.30pm, including addressing pedestrian and cyclist safety, speed limits for construction vehicles, 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.

Amended condition 4 to read.

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Detailed drawings at scale 1:20, 1:10 and 1:5 (as appropriate) or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority prior to the relevant part of the works commencing in site:

- Bricks (samples made available onsite)
- Windows (drawings to show size of frame and size and profile of glazing bars)
- Railings (drawings of gates and railings to accurately show heights, dimensions, sections and details, including a method of screening the front roof lights from the street). This should be based on evidence of originals from surrounding properties. The design and means of fixing should accord with the guidance in the Council's Building Maintenance Guide on Ironwork.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

REASON: To ensure that the resulting appearance and construction of the development is of a high standard.

Additional Informative:

5. You should be advised that if any mechanical ventilation is required any external plant will require planning permission.