

**Planning Sub Committee B - 5 February 2015**

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 5 February 2015 at 7.30 pm.

**Present:**           **Councillors:**       Martin Klute (Chair), Tim Nicholls (Vice-Chair), Jenny Kay, Robert Khan and Angela Picknell

**Councillor Martin Klute in the Chair**

**68**           **INTRODUCTIONS (Item A1)**

Councillor Klute welcomed everyone to the meeting. Members of the Sub-Committee and officers introduced themselves. The Chair explained that the Sub-Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

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

None.

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

None.

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

None.

**72**           **MINUTES OF PREVIOUS MEETING (Item A5)**

**RESOLVED**

That the minutes of the meeting held on the 18 December 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**73**           **ORDER OF BUSINESS (Item A6)**

The order of business would be B2, B6-8, B1, B3, B5, B4 and B9.

**74**           **1-4 NETHERLEIGH CLOSE, N6 5LL (Item B1)**

Construction of a mansard roof extension with 2 no. rooflights to front elevation and replacement windows and doors to 1-4 Netherleigh Close. (P2014/4016/FUL, P2014/4018/FUL, P2014/4017/FUL and P2014/4019/FUL).

In the discussion the following points were considered:-

- The comment of the applicant that the mansard roof extension would take the place of an existing roof terrace which should reduce overlooking.
- That a zinc roofing material was considered acceptable by the conservation officer given the relatively modern style of the host buildings.
- That the Conservation Area Design guide stated that new roof extensions would only be allowed on those terraces where a significant number already existed.
- Concern regarding the close proximity of the development in relation to numbers 5 and 6 Netherleigh Close.

**RESOLVED**

That the item be deferred for a site visit and further information regarding the impact of the development on numbers 5 and 6 Netherleigh Close.

75

**2-8 BALFE STREET AND 35-45 CALEDONIAN ROAD, N1 9EG (Item B2)**

Part demolition of 2-8 Balfe Street and 35-45 Caledonian Road, the erection of a part four storey, part second floor, part third floor and roof extension to create a four storey building, alterations to Balfe Street, Caledonian Road and northern elevations, erection/replacement of six shopfronts on Caledonian Road, lowering of basement floor level and change of use of six retail units (A1 use) fronting Caledonian Road to offices.(B1 use).(P2014/3577/FUL)

In the discussion the following points were considered:-

- Within the BRE guidelines the loss of sunlight was considered more acceptable than the loss of daylight. The loss of daylight to neighbouring properties was within acceptable tolerances. Three windows failed the sunlight test. Two of these were to bedrooms which were considered less important in the BRE Guidelines and the remaining window was to a living room which was dual aspect and the loss of sunlight was considered to be acceptable.
- No marketing data had been provided. The Committee noted that the premises were long term vacant when purchased. The Committee considered that there a decision would be balanced between the departures in policy and the benefits of the proposal.
- The benefits of the proposal would need to be clearly set out in the Section 106 to ensure delivery.

Councillor Klute proposed amendments to the Section 106 wording which was seconded by Councillor Nicholls.

**RESOLVED**

That planning permission be granted subject to the conditions set out in Appendix 1 of the report and conditional upon the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 securing the Heads of Terms as set out in Appendix 1, with amendments to include the delivery of a small business hub at affordable rental levels, the inclusion of Islington schools in the school outreach programme and all programmes to continue on an on-going basis. The wording to be delegated to officers, in consultation with the Chair.

76

**23-26 HYDE'S PLACE, N1 2XE (Item B3)**

Erection of a glazed roof extension at second floor level to create additional storey (P2014/4365/FUL)

The Committee noted that an additional objection had been received raising concerns regarding overlooking and the use of the roof terrace.

In the discussion the following points were considered:-

- The applicant was prepared to accept a condition to prevent the use of the roof terrace to prevent overlooking.
- Edwards Cottages would be taller or at the same height as this proposal.
- The proposal was acceptable in terms of the council's planning policies.
- It was noted that there was a condition requiring the use of obscure glazing to the eastern elevation to prevent overlooking.

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Councillor Klute proposed an additional condition which was seconded by Councillor Khan.

### **RESOLVED**

That planning permission be granted subject to the conditions and informatives in the report and the addition of an additional conditions in relation to the use of the roof terrace. Wording to be delegated to officers and appended to the minutes.

### **77** **ARCHWAY LEISURE CENTRE, MACDONALD ROAD, N19 5DD (Item B4)**

Single storey extension to leisure centre main entrance. Internal first floor infill. (P2014/3524/FUL)

**RESOLVED** that planning permission be granted subject to the conditions and informatives in the report.

### **78** **ISLINGTON ARTS AND MEDIA SCHOOL, 1 TURLE ROAD, N4 3LS (Item B5)**

Siting of one storage container along the western boundary of the school grounds to provide additional storage for the school. (P2014/3611/FUL)

In the discussion the following points were considered:-

- That the turning circle within the school grounds could not be used with the implementation of this permission.

Councillor Klute proposed deferral of the application which was seconded by Councillor Khan.

### **RESOLVED**

That this item be deferred for further investigation into the school service plan.

### **79** **WORCESTER POINT, CENTRAL STREET, EC1V 8AZ (Item B6)**

Items B6- B8 were taken together as one item and the minutes apply to all three of the applications.

Installation of 1no. satellite and associated equipment including walkway and balustrade. (P2014/3169/FUL)

In the discussion the following points were considered:-

- The dishes would sit on a metal pole so would have very little impact on the green roof.
- All the satellite dishes had been placed to ensure that they had the least possible visual impact for residents.
- There would be no interference with other equipment from the satellite dishes.
- It was considered that there was no planning reason to refuse the application.

### **RESOLVED**

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

### **80** **WORCESTER POINT, CENTRAL STREET, EC1V 8AZ (Item B7)**

Application is for 3no. satellite receivers on the roof of Worcester Point plus associated equipment, including walkway and balustrade. (P2014/4053/FUL)

In the discussion the following points were considered:-

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- The dishes would sit on a metal pole so would have very little impact on the green roof.
- All the satellite dishes had been placed to ensure that they had the least possible visual impact for residents.
- There would be no interference with other equipment from the satellite dishes.
- It was considered that there was no planning reason to refuse the application.

### **RESOLVED**

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

81

### **WORCESTER POINT, CENTRAL STREET, EC1V 8AZ (Item B8)**

Variation of a condition 2 (drawings) of planning permission P2013/3137/FUL to re-position x2 satellite dishes plus associated equipment including walkway and balustrade.

In the discussion the following points were considered:-

- The dishes would sit on a metal pole so would have very little impact on the green roof.
- All the satellite dishes had been placed to ensure that they had the least possible visual impact for residents.
- There would be no interference with other equipment from the satellite dishes.
- It was considered that there was no planning reason to refuse the application.

### **RESOLVED**

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

82

### **ST MARY MAGDALENE CHURCH, HOLLOWAY ROAD, N7 8LT (Item B9)**

Conversion, extension and alteration of the existing buildings to provide a school (Class D1) and two residential dwelling houses (Class C3). (P2014/3112/FUL and P2014/3117/LBC)

### **RESOLVED**

That the decision made on the 18 December 2014 to refuse the application and the reasons for refusal be confirmed as the reasons the Sub-Committee would have given, had it been in a position to determine the application.

The meeting ended at 9.55pm

**CHAIR**

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**WORDING DELEGATED TO OFFICERS**

2-8 Balfe Street and 35-45 Caledonian Road, N1 9EG

Additional information required from the applicant.

23-26 Hyde's Place, N1 2XE

ADDITIONAL CONDITION: The second floor flat area shown on Plan No. (PW)539/02/203 hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

REASON: To prevent the undue overlooking of neighbouring habitable room windows.