

London Borough of Islington

**Planning Sub Committee A - 9 July 2015**

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 9 July 2015 at 7.30 pm.

**Present:**           **Councillors:**       Kat Fletcher, David Poyser, Marian Spall, Tim Nicholls and Angela Picknell.

**Also Present:**       **Councillors:**       Rupert Perry

**Councillor Kat Fletcher in the Chair**

- 81**        **INTRODUCTIONS (Item A1)**  
Councillor Kat Fletcher introduced everyone to the meeting. Members of the Sub-Committee and officers introduced themselves. The Chair explained that the Sub-Committee would deal with the determinations of planning applications and outlined the procedures for the meeting.
- 82**        **APOLOGIES FOR ABSENCE (Item A2)**  
Apologies had been received from Councillors Chowdhury and Khan.
- 83**        **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**  
Councillor Nicholls substituted for Councillor Khan and Councillor Picknell substituted for Councillor Chowdhury.
- 84**        **DECLARATIONS OF INTEREST (Item A4)**  
Councillor Picknell declared a personal interest in Item B2 – 25 College Cross, N1 as she had called this item in. She withdrew from the table during consideration of this item.
- 85**        **ORDER OF BUSINESS (Item A5)**  
The order of business was as follows:-  
B2, B7, B12, B5, B11, B1, B3, B4, B6, B8, B9. Item B10 had been withdrawn by the applicant prior to the meeting.
- 86**        **MINUTES OF PREVIOUS MEETING (Item A6)**  
**RESOLVED** that the minutes of the meeting held on the 4 June 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.
- 87**        **20 SHELBURNE ROAD, LONDON, N7 6DL (Item B1)**  
Construction of single storey rear extension. Refurbishment of existing first floor rear extension to include facing brickwork and new timber-framed windows, alteration to windows on first floor. (P2015/1524/FUL).  
  
**RESOLVED** that planning permission be granted subject to the conditions and informative set out in the report.

**88** **25 COLLEGE CROSS, LONDON, N1 1PT (Item B2)**

Erection of free standing wooden summer house at rear of curtilage of dwelling house (Listed Building Consent P2015/0350/LBC also submitted). ((P2015/0350/LBC).

In the discussion the following points were made:

- The outbuilding at 27 College Cross, which had been refused permission in March 2015, was a deeper and wider outbuilding.
- The outbuilding at number 25 was considered to be a more modest scale.
- A condition had been attached requiring the building to be painted in an appropriate colour to blend in with the rear garden surrounds.

**RESOLVED**

That planning permission and listed building consent be granted subject to the conditions and informative set out in the report.

**89** **382 CALEDONIAN ROAD, LONDON, N1 1DY (Item B3)**

Retention of the existing shop (A1 use) at ground floor level; erection of a two-storey extension at rear basement and ground floor levels (with associated terrace at rear ground floor level) and change of use of the front basement level from ancillary retail floor space (A1 use) to a one-bed maisonette (C3 use) at basement and ground floor level; lowering of the rear garden level; lowering of vaults and old lightwell and conversion to create additional retail floor space (A1 use) including installation of a new shopfront and installation of replacement timber sash windows to the front and rear elevations. (P2015/1412/FUL).

In the discussion the following points were made:-

- An application for the erection of a mansard roof extension had been granted under delegated powers in May 2015.
- A similar application at 276 Caledonian Road had been allowed on appeal.
- The proposed roof terrace at the rear first floor had been deleted from the application and the terrace at the rear ground floor level would not result in overlooking to neighbours.
- Concern regarding the single aspect of the accommodation and noting that the habitable rooms were considered to have adequate daylight levels for a unit of this type.
- The two storey element was more than half width. This was a breach of policy, however the extension was not larger than others in the terrace and the proposed heritage benefits were considered to outweigh the harm.
- The retail element would be retained.

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

**90** **BATHSTORE COMMERCIAL - GROUND FLOOR, 33 ESSEX ROAD, LONDON, N1 2SA (Item B4)**

Change of use from shop (Class A1) to restaurant (Class A3) including the insertion of extraction and ventilation equipment on the north-east elevation. (P2014/2690/FUL)

In the discussion the following points were made:-

- There were no changes made since to planning policy since the deferral of the application had been made in June 2015.

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

**91** **LAND AT CORKER WALK, LONDON, N7 7RH (Item B5)**

Installation of an artificial grass football pitch and permeable tarmac ball court, with associated fencing, lighting, paving, seating and landscaping, to replace existing ball court. (P2015/1594/FUL).

The Sub-Committee noted that two additional objections had been received but these had not provided any additional points already detailed in the report. It was noted that recommendation A1 in the report should read 'Securing the replanting of 11 new trees off-site'.

In the discussion the following points were considered:-

- Following discussions with the police it was proposed that the seating provided would be surface mounted. They could then be easily removed if it was considered necessary in the future.
- The pitch was a welcome replacement for the former Sue Davis memorial pitch which had been recently decommissioned.
- It was considered that the fencing, lighting, management controls and the natural surveillance from residential properties would help deter anti-social behaviour.
- Concern was expressed about the hours of use on a Sunday.

Councillor Spall proposed a motion that was seconded by Councillor Poyser regarding the lighting hours and hours of use being limited to 10:00 to 18:00 hours on Sundays and that there be an additional condition to reflect the hours of use.

**RESOLVED**

That planning permission be granted subject to the conditions, informatives and Directors' agreement outlined in the report, an amendment to condition 5 to restrict lighting hours on a Sunday and an additional condition to reflect hours of use to duplicate the lighting hours.

**92** **MICHAEL CLIFFE HOUSE, SKINNER STREET, LONDON, EC1 (Item B6)**

Application for variation of Condition 2 (Approved plans) and removal of condition 3 (Details of materials of screening panel – application ref P2014/0387/FUL for erection of two 500mm (diameter) flues on the southern elevation of existing 25-storey building. (P2015/2026/S73).

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

**93** **NEW RIVER COLLEGE, LOUGH ROAD, LONDON, N7 8RH (Item B7)**

Conversion of existing car park into external play space offering multi-sports use with internal access to and from the school via existing fencing and access to and from Lough Road. Improved access to Lough Road. Erection of fencing and roof netting, insertion of 4no. floodlights and sports storage facilities. (P2015/1336/FUL).

In the discussion the following points were made:

- The lighting was photosensitive and would be focussed on the play area only.
- The fencing would fully enclose the pitch so balls could not be hit against the walls of neighbouring houses.
- Concern was expressed regarding the disturbance due to the hours of use that were extended into the evening and the weekend as the site was surrounded by residential properties.
- It was noted that after school competitions would usually take the hours of use up to 6pm.

## Planning Sub Committee A - 9 July 2015

- Residents requested that there be a named contact person should there be any issues during use. It was noted that this could be included within the Directors agreement.

Councillor Nicholls proposed a motion that the hours of use and lighting hours would be 09:00 to 18:00 hours Monday to Fridays only, which was seconded by Councillor Poyser. Councillor Poyser proposed a motion to include a contact name within the Directors Service Level Agreement which was seconded by Councillor Nicholls.

### **RESOLVED**

That planning permission be granted subject to the conditions set out in the report, including amendments to the conditions regarding hours of use and lighting, informatives and the completion of a Directors Service Level Agreement to include a contact name and number.

- 94 **ROLLIT HOUSE AND BRANSTON HOUSE, HORNSEY ROAD, LONDON, N7 (Item B8)**  
Renewal of the existing plain-tile roof coverings to Branston and Rollit House with Humber plain tile by Sandtoft.(P2015/2024/FUL).

RESOLVED that planning permission be granted subject to the conditions and informative set out in the report.

- 95 **ROTHERFIELD JUNIOR SCHOOL, 23 ROTHERFIELD STREET, LONDON, N1 3EE (Item B9)**  
Resurfacing of playground and erection of additional play equipment in playground. P2015/1905/FUL)

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

- 96 **SUNKEN SPORTS PITCH AT LAND AT ELTHORNE ESTATE, MULKERN ROAD, LONDON, N19 (Item B10)**  
Refurbishment works to existing sunken pitch including reduction of existing walls on three side and installation of sports fencing, new gates, fencing and ramp, spectator seating on benches, renewal of existing floodlights, resurfacing of paved areas and associated landscape works. (P2015/0904/FUL).

The Committee noted that this item had been withdrawn by the applicant.

- 97 **THREE CORNERS CENTRE, NORTHAMPTON ROAD, LONDON, EC1 (Item B11)**  
Construct internally located 3.0m high wooden fence with double access gate.(P2014/1372/FUL).

### **RESOLVED:**

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

- 98 **VENTILATION SHAFT ADJACENT TO KESTREL HOUSE, 191 CENTRAL STREET AND LAND NEAR CITY ROAD BRIDGE, CITY ROAD, LONDON, EC1 (Item B12)**  
Part demolition of the existing building and construction of a new energy centre comprising a part three/part four storey extension including heat exchange coil, 4 storey stack of containerised plant to the corner of Moreland and Central Street, new thermal store and flue on eastern elevation of Kestrel House. The new building will be metal clad; new vehicle access off Moreland Street, raised planter beds and boundary walls. (P2015/1008/FUL).

## Planning Sub Committee A - 9 July 2015

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

The meeting ended at 9.35 pm

**CHAIR**