

Planning Sub Committee B - 25 January 2016

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 25 January 2016 at 7.30 pm.

Present: **Councillors:** Martin Klute (Chair), Tim Nicholls (Vice-Chair), Paul Convery, Alice Donovan and Angela Picknell

Councillor Martin Klute in the Chair

176 **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.

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

There were no apologies for absence.

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

There were no substitute members.

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

There were no declarations of interest.

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

The order of business was B1, B2, B6, B11, B10, B12, B3, B4, B5, B7, B8, B9, B13, B14, B15 and B16.

181 **MINUTES OF PREVIOUS MEETING (Item A6)**

RESOLVED:

That the minutes of the meeting held on 17 December 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

182 **4 COLONY MEWS, N1 4RB (Item B1)**

Erection of a roof extension over existing first floor flat roof to form an additional small living space at second floor level.

(Planning application number: P2015/4168/FUL)

In the discussion the following points were made:

- The officer stated that a north elevation drawing had been received. This had not changed the application.
- The relationship between the proposed extension and the nearby property 37L was considered.
- Although the council had a policy on unaltered rooflines, this had to be considered along with other policies and applied in a pragmatic way. The property was on back land in a modern development and was not in a terrace fronting the highway.

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- The distance between habitable rooms was 13.6m was therefore lower than the 18m required. Where there was a departure from that required, mitigation measures had to be put in place. In this case the window was at an oblique angle, the size and location of the window mitigated overlooking as did the window being half obscurely glazed. It would be inappropriate to require the living room window to be completely obscurely glazed.
- In response to an objector's point that there was an assurance when the existing building was built that the height would not exceed 5.5m, the planning officer advised that there was no condition on the original planning permission relating to height.
- A member commented that policies may have changed since the existing building was granted planning permission.
- The design of the proposed extension was discussed.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report.

183

BATH STREET HEALTH CENTRE, 60 BATH STREET, EC1V 9DP (Item B2)

Temporary change of use of existing health centre (Class D1) to general offices (Class B1).

Planning application number: P2015/4749/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

184

CANONBURY ROAD NEAR THE JUNCTION WITH ESSEX ROAD, N1 (Item B3)

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on the pavement outside Essex Road Station on Canonbury Road, close to the junction with Essex Road.

(Planning application number: P2015/4853/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

185

FARRINGDON ROAD (LAND NEAR THE JUNCTION WITH FARRINGDON LANE AND PEAR TREE COURT), EC1R 3BP (Item B4)

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement on Farringdon Lane opposite the junction with Pear Tree Court.

(Planning application number: P2015/5133/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

186

FINSBURY SQUARE (LAND NEAR JUNCTION WITH CITY ROAD), EC2 (Item B5)

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement on the north side of Finsbury Square.

(Planning application number: P2015/5141/ADV)

In the discussion the following points were made:

- There was a substantial amount of advertising in the area.
- The conservation officer had concerns about the proximity to listed buildings.
- The site was in a conservation area.

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

187 HOLLOWAY ROAD (LAND NEAR THE JUNCTION WITH MERCERS ROAD) N7 6LJ (Item B6)

Single panel – 6 sheet advertisement display freestanding illuminated panel.

(Planning application number: P2015/5135/ADV)

In the discussion the following points were made:

- The planning officer advised that comments had been received from TfL in relation to drivers' safety as they considered the sign was likely to cause a distraction to drivers turning into Mercers Road.
- This application was in a conservation area and there was a policy on street clutter.

Councillor Donovan proposed a motion to refuse advertisement consent as the application was in a conservation area and the sign would contribute to street clutter and be a distraction for drivers. This was seconded by Councillor Nicholls and carried.

RESOLVED:

That advertisement consent be refused for the reasons outlined above, the wording of which was delegated to officers.

188 JUNCTION WITH CANONBURY VILLAS AND BRAES STREET, CANONBURY ROAD, N1 (Item B7)

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on the pavement at the junction of Canonbury Villas and Braes Street.

(Planning application number: P2015/4854/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

189 LAND OUTSIDE CANONBURY STATION, WALLACE ROAD, N1 2PQ (Item B8)

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on the pavement outside Canonbury Station on Wallace Road.

(Planning application number: P2015/4855/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

190 **PAVEMENT AREA AT THE JUNCTION OF ROSEBERRY AVENUE AND PINE STREET, EC1 (Item B9)**

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement at the junction of Roseberry Avenue and Pine Street.

(Planning application number: P2015/5132/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

191 **PAVEMENT AT CORNER OF JUNCTION ROAD AND BREDGAR ROAD, N19 (Item B10)**

Installation of free standing internally illuminated advertisement display panel (6 sheet) on pavement at the corner of Junction Road and Bredgar Road.

(Planning application number: P2015/5099/ADV)

In the discussion the following points were made:

- Concern was raised that the proposed advertisement display panel would be visible from the conservation area. It was also next to a zebra crossing which could have road safety implications.
- In relation to future applications, the planning officers were asked to provide a map of approved applications so the cumulative impact could be considered.

Councillor Nicholls proposed a motion to refuse the application for road safety reasons and the site being in close proximity to the conservation area. This was seconded by Councillor Convery and carried.

RESOLVED:

That advertisement consent be refused for the reasons outlined above, the wording of which was delegated to officers.

192 **PAVEMENT AT THE JUNCTION OF CAMDEN ROAD AND CALEDONIAN ROAD, N7 (Item B11)**

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement at the junction of Camden Road and Caledonian Road.

(Planning application number: P2015/5101/ADV)

In the discussion the following points were made:

- TfL had not objected.
- The location of the proposed sign was set back from the road.
- In terms of the advertisement display panel being outside a college the planning regime did not restrict the type of adverts used, however the council had restricted the type of adverts that could be displayed.

RESOLVED:

That advertisement consent be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

193 **PAVEMENT AT THE JUNCTION OF FREDERICA STREET AND CALEDONIAN ROAD, N7 (Item B12)**

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement at the junction of Frederica Street and Caledonian Road.

(Planning application number: P2015/5100/ADV)

In the discussion the following points were made:

- The application did not comply with the Cally Panel SPD which encouraged improved design, tidying up of the public realm and the removal of street furniture.
- The site was near Pentonville Prison, the largest listed building in Islington and the proposed advertisement display panel could cause harm to the setting of the historic building.

Councillor Convery proposed a motion to refuse advertisement consent due to proximity to a historical building, road safety concerns and non-compliance with the Cally Plan. This was seconded by Councillor Nicholls and carried.

RESOLVED:

That advertisement consent be refused for the reasons outlined above, the wording of which was delegated to officers.

194 **PAVEMENT ON THE JUNCTION OF CITY ROAD AND WORSHIP STREET, EC2 (Item B13)**

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement at the junction of City Road and Worship Street.

(Planning application number: P2015/4869/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

195 **PAVEMENT ON THE NORTH SIDE OF CITY ROAD (OUTSIDE DUNCAN TERRACE GARDENS) LONDON EC1 (Item B14)**

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement outside Duncan Terrace Gardens.

(Planning application number: P2015/4868/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

196 **PAVEMENT ON THE SOUTH SIDE OF ESSEX ROAD (OUTSIDE ANNETTE CRESCENT), CLOSE TO THE JUNCTION WITH HALLIFORD STREET, LONDON, N1 (Item B15)**

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement outside Annette Crescent.

(Planning application number: P2015/4870/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

197 **SITE ADJOINING THE PUBLIC CONVENIENCE AT ISLINGTON GREEN, ESSEX ROAD, N1 8DU (Item B16)**

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on pavement adjacent to the public convenience.

(Planning application number: P2015/4874/ADV)

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the officer report.

WORDING DELEGATED TO OFFICERS

MINUTE 191

PAVEMENT AT CORNER OF JUNCTION ROAD AND BREDGAR ROAD, N19

REASON FOR REFUSAL: The proposed advertisement sign by reason of its size, siting and method of illumination would result in additional street clutter and would have a harmful visual impact on the surrounding urban area and would adversely affect the setting of the nearby St John's Grove conservation area. The proposed advertisement is also considered to have a detrimental impact on highways safety and movements in the vicinity of the site. The proposal would fail to preserve and enhance the character and appearance of the surrounding urban area and as such, would be harmful to local amenity contrary to policies CS8 and CS9 of the Adopted Islington Core Strategy (2011), policies DM2.3 and DM2.6 of the Adopted Islington Development Management Policies (2013).

MINUTE 193

PAVEMENT AT THE JUNCTION OF FREDERICA STREET AND CALEDONIAN ROAD, N7

REASON FOR REFUSAL: The proposed advertisement sign by reason of its size, siting and method of illumination would result in additional street clutter and would have a harmful visual impact on the surrounding urban area, nearby Grade 2 listed Pentonville Prison. The proposed advertisement is also considered to have a detrimental impact on highways safety and movements in the vicinity of the site. The proposal would fail to preserve and enhance the character and appearance of the surrounding urban area and as such, would be harmful to local amenity contrary to policies CS8 and CS9 of the Adopted Islington Core Strategy (2011), policies DM2.3 & DM2.6 of the Adopted Islington Development Management Policies (2013) and the Caledonian Plan SPD 2014.

MINUTE 187

HOLLOWAY ROAD (LAND NEAR THE JUNCTION WITH MERCERS ROAD) N7 6LJ

REASON FOR REFUSAL: The proposed advertisement sign by reason of its size, siting and method of illumination would result in additional street clutter and would have a harmful visual impact on the surrounding Mercers Road/Tavistock Terrace conservation area and wider urban setting. The proposed advertisement is also considered to have a detrimental impact on highways safety and movements in the vicinity of the site. The proposal would fail to preserve and enhance the character and appearance of the surrounding urban area and as such, would be harmful to local amenity contrary to policies CS8 and CS9 of the Adopted Islington Core Strategy (2011), policies DM2.3 and DM2.6 of the Adopted Islington Development Management Policies (2013) and the Mercers Road/Tavistock Terrace Conservation Area guidance note.

The meeting ended at 9.10 pm

CHAIR