

**Planning Sub Committee A - 8 September 2016**

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 8 September 2016 at 7.30 pm.

**Present:**           **Councillors:**           Martin Klute (Chair), Tim Nicholls (Vice-Chair), Paul Convery and Una O'Halloran

**Councillor Martin Klute in the Chair**

**202**           **INTRODUCTIONS (Item A1)**

Councillor Klute welcomed everyone to the meeting. Members of the Committee and officers introduced themselves and the Chair outlined the procedures for the meeting.

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

Apologies for absence were received from Councillor David Poyser.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be B3, B8, B11, B2, B7, B1, B4, B10, B5, B6 and B9.

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

**RESOLVED:**

That the minutes of the meeting held on 18 July 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**208**           **1 CROWFIELD HOUSE, 125 Highbury New Park, Islington, London, N5 2DU (Item B1)**

Replacement roof covering and installation of free standing edge protection balustrades.

(Planning application number: P2016/2540/FUL)

In the discussion the following point was made:

- The application was policy compliant.

**RESOLVED:**

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

**209**      **22A ARLINGTON WAY, ISLINGTON, LONDON, EC1R 1UY (Item B2)**

Replacement of existing part single/part two-storey office building with a part single/part two-storey building over a proposed basement to provide additional B1 office space.

(Planning application number: P2016/0524/FUL)

In the discussion the following points were made:

- The planning officer advised that the addition of the lift was required to comply with the Inclusive Access Policy.
- The applicant stated that no manufacturing would be undertaken on the premises. It would mainly be for graphic designer type business and the basement would be used for video production and similar activities.
- The applicant advised that forced natural ventilation would be used whereby air would be drawn in with a fan to the bottom of the building and there would be a vent at the top of the building.
- The application was policy compliant.

Councillor Nicholls proposed a motion to specify the standard construction hours in Condition 6. This was seconded by Councillor Klute and carried.

Councillor Klute proposed a motion to add a standard condition to condition plant noise. This was seconded by Councillor Nicholls and carried.

**RESOLVED:**

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

**210**      **37C AND 37D MILDMAY GROVE NORTH, LONDON, N1 4RH (Item B3)**

Demolition of existing two storey building and erection of part two, part three storey building containing 4 residential self-contained units (2x1 bed, 1x2 bed and 1x3 bed) with amenity space plus B1 office space at ground floor level and associated cycle storage space and refuse storage, alterations to boundary wall.

(Planning application number: P2015/4193/FUL)

In the discussion the following points were made:

- The case officer advised that additional conditions should be added to reserve the details of the college style windows and that the windows to the north and east should be opaquely glazed and fixed shut.
- The prior scheme which had been approved and could still be implemented, was the same as the proposed scheme above ground in terms of bulk and mass. There was no basement in the proposed scheme.
- Following concern from objectors' about the consultation process, the planning officer confirmed that the consultation process had been undertaken correctly.
- The planning officer stated that there was a condition requiring a screen to prevent overlooking from the roof terrace.
- Since the previous scheme was granted permission, the conservation area had been introduced.
- The chair advised objectors concerned about noise nuisance to report any problems to the noise team.
- The proposal was policy compliant.

Councillor Nicholls proposed a motion to require the screening in Condition 8 to be acoustic screening. This was seconded by Councillor Klute and carried.

**RESOLVED:**

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

**211 HOLLOWAY ROAD (LAND NEAR JUNCTION WITH ST JOHN'S GROVE), HOLLOWAY ROAD, LONDON, N19 3EN (Item B4)**

Installation of Free Standing internally illuminated advertisement display panel (6 sheet) on pavement on the south side of Holloway Road close to the junction with Mercers Road.

(Planning application number: P2015/5134/ADV)

In the discussion the following point was made:

- The application was policy compliant.

**RESOLVED:**

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

**212 HORNSEY LANE ESTATE - CAROLINE MARTYN HOUSE, ENID STACEY HOUSE, MARY MCARTHUR HOUSE AND KEIR HARDIE HOUSE, HAZELLVILLE ROAD, LONDON, N19 (Item B5)**

Replacement of existing single glazed timber/plastic coated windows with double glazed UPVC windows.

(Planning application number: P2015/0890/FUL)

In the discussion the following points were made:

- The sample UPVC window was considered.
- A member requested technical details on how the frame would fit into the building and whether the whole frame would be visible.

Councillor Convery proposed a motion to defer the consideration of the application for the applicant to provide technical details on how the frame would fit into the building and whether the whole frame would be visible. This was seconded by Councillor Klute and carried.

**RESOLVED:**

That consideration of the planning application be deferred for the reason set out above.

**213 ISLINGTON EDUCATION SERVICE LAYCOCK BUILDING, LAYCOCK STREET, ISLINGTON, LONDON, N1 1TH (Item B6)**

Erection of post mounted sign – 2 off white aluminium 76mm posts with composite panel and channel 1500mm x 800mm with applied digital print and anti-graffiti laminate.

(Planning application number: P2016/1013/ADV)

**RESOLVED:**

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

**214 PAVEMENT AREA IN OLD STREET OPPOSITE MALLOW STREET, LONDON, EC1V 9LT (Item B7)**

Installation of a Freestanding Self-Illuminated Advertisement Display Panel (6 sheet) on the pavement of north side of Old Street opposite Mallow Street.

(Planning application number: Planning Application Number: P2015/3961/ADV)

In the discussion the following points were made:

- The planning officer advised that the conditions suggested by TfL had been included in Appendix 1 of the officer report.

**RESOLVED:**

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

**215 PLAYING FIELD, ARMOURY HOUSE, CITY ROAD, LONDON, EC1 (Item B8)**

Erection of a marquee (temporary structure) on land adjacent to the playing fields of Armoury House (along with south boundary of the site) in order to facilitate hosting temporary social events. The marquee would be in situ for no more than 120 days per calendar year with both a winter and summer site layout plan included.

(Planning application number: P2016/1146/FUL)

In the discussion the following points were made:

- The planning officer stated that Condition 5 should be amended to require the list of event dates (where PA use was to be extended until 23:00hours) to be submitted to the Local Planning Authority prior to the start of each summer and winter period and no change therefrom would take place without the prior written consent of the Local Planning Authority.
- The acoustics officer informed the sub-committee that in 2005 an abatement notice had been issued and a noise management plan had been put in place. In 2010 the notice had been withdrawn. There had been 1 noise complaint in 2013, 7 in 2014 and none in 2015. There had been 11 between 8<sup>th</sup> and 23<sup>rd</sup> June this year and following these management took action and there had since been no further complaints.
- The licensing hours were discussed and members considered that in relation to music, the planning hours should reflect the licensing hours. The applicant stated that although the licence restricted music to end at 23:00 hours or 23:30 hours each night, there was a clause to allow 200 events to continue past this time each year.
- The applicant provided details of the hard wired compression noise limiter.
- Consideration was given to whether the number of events each year should be limited. The applicant raised concern and requested flexibility, preferring that the permission be reviewed at the end of two years.
- A member suggested that the condition restricting outdoor beverages after 22:00 hours should be strengthened to include no patrons after 22:00hours apart from in the smoking area, with the doors to the smoking area to be kept shut.
- The length of the temporary consent was considered.
- Members commended the Honourable Artillery Company for realising they did not have planning permission and applying for it.

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Councillor Convery proposed a motion that Condition 4 be amended to prevent music from being played between 23:00 hours and 07:00 hours apart from where permitted by the premises licence. This was seconded by Councillor Klute and carried.

Councillor Klute proposed a motion that Condition 7 be amended to state that the outside area should be cleared of patrons after 22:00 hours with the exception of the smoking area, that there should be no consumption of beverages in any outside area after 22:00 hours and that the doors to the smoking area were to be kept shut after 22:00 hours. This was seconded by Councillor Convery and carried.

### **RESOLVED:**

That temporary planning permission be granted for 24 months subject to the conditions and informatives set out in Appendix 1 of the officer report as amended above, the wording of which was delegated to officers.

### **216 SEVEN SISTERS ROAD (NORTH SIDE) OPPOSITE MEDINA ROAD, SEVEN SISTERS ROAD, LONDON, N7 7PU (Item B9)**

Installation of a freestanding internally illuminated advertisement display panel (6 sheet) on the grass verge outside Seven Sisters Road, opposite Medina Road.

(Planning application number: P2015/3963/ADV)

In the discussion the following point was made:

- The railings would be modified to accommodate the display panel.

### **RESOLVED:**

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

### **217 ST ALOYSIUS COLLEGE, 32 HORNSEY LANE, LONDON, N6 5LY (Item B10)**

Erection of a three storey building to provide additional educational facilities to existing school and the construction of an associated external staircase and canopy.

(Planning application number: P2016/0867/FUL)

In the discussion the following point was made:

- The planning officer confirmed that the trees that would be lost were very young. There was sufficient room to replant them.

### **RESOLVED:**

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

### **218 WELLS HOUSE, 5 WELLS TERRACE, ISLINGTON, N4 3JU (Item B11)**

Change of use from A1 to mixed off licence and bar use (Sui Generis) alteration to shopfront.

(Planning application number: P2016/1213/FUL)

In the discussion the following points were made:

- The planning officer confirmed that approved plans detailed the areas to be used for A1 and A4 provision. If the areas were not used accordingly, enforcement action could be taken.

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- The previous application had been refused due to the loss of A1 use not substantiated by marketing evidence. The current application had the necessary marketing evidence.
- The current licence permitted off sales.

### **RESOLVED:**

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

**WORDING DELEGATED TO OFFICERS**

**MINUTE 209**

**22A ARLINGTON WAY, ISLINGTON, LONDON, EC1R 1UY**

**Amended Condition 6:** No development works shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works

The hours of construction works are restricted to take place between the hours of 8am and 6pm Monday to Friday, and 8am and 1pm on Saturdays and at no other time.

The development shall be carried out strictly in accordance with the details so approved and no change from shall take place without the prior written consent of the Local Planning Authority.

**REASON:** To ensure that the development does not adversely impact on neighbouring residential amenity.

**Additional Plant Noise Condition:** The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997.

**REASON:** To ensure that the operation of fixed plant does not impact on residential amenity.

**MINUTE 215**

**PLAYING FIELD, ARMOURY HOUSE, CITY ROAD, LONDON, EC1**

**Amended Condition 4: MUSIC NOISE LEVELS:** Music Noise Levels shall not exceed the following limits as measured at monitoring positions MP2 - Bunhill Row (free field) and MP3 - City Road (free field):

Period	Overall LAeq, 5mins	Leq, 5mins 63Hz	Leq, 5mins 125Hz
0700 - 1800	65dBA	75dB	70dB
1800 - 2300	60dBA	75dB	65dB

2300 - 0700 \* No music played between these hours apart from where permitted by the premises license.

[Note: Measurement position MP2 is described as "1.5m above ground level outside 21 Bunhill Row". Measurement position MP3 is described as "1.5m above ground floor and 5m from the boundary wall to City Road" - (see Plan in Figure 1 of Sustainable Acoustics report no 14-0163-3 RO1 dated 3rd June 2016).]

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

**Amended Condition 5: PUBLIC ADDRESS SYSTEM:** Public Address system (PA) noise levels shall not exceed the following limits at MP3 (unless otherwise agreed in writing by the Local Planning Authority), and in the event of a complaint (when access is granted to residential premises) not greater than the values stated below:

All PA system use must cease by 22:30 hours, aside from up to 15 exempt events per year where use of the PA system is authorised until 23:00 hours. Prior to the start of each period (summer and winter), a list of event dates (where PA use is extended until 23:00 hours) will be submitted to the Local Planning Authority and no change therefrom 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.

**Amended Condition 7: PATRON RESTRICTIONS OUTDOORS:** There shall be no patrons in any outside area or consumption of alcohol outdoors after 10pm with the exception to the smoking area and the doors from the main tent accessing this area are to be kept closed after 10pm.

REASON: To mitigate against noisy activities that may lead to noise transfer and ensure that the proposed development does not have an adverse impact on neighbouring residential amenity

The meeting ended at 9.55 pm

**CHAIR**