

Planning Sub Committee B - 2 October 2017

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber on 2 October 2017 at 7.30 pm.

Present: **Councillors:** Court, Kay and Fletcher

Councillor Fletcher in the Chair

307 INTRODUCTIONS (Item A1)

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

The Chair advised that due to technical problems, no power point presentations would be used until it is resolved.

308 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Donovan-Hart and Khan.

309 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

310 DECLARATIONS OF INTEREST (Item A4)

Councillor Kay declared a personal interest in item B3 – Newington Green Primary School.

311 ORDER OF BUSINESS (Item A5)

The order of business would be B1, B2, B3, B5 and B4.

312 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 25 July 2017 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

313 44 PEAR STREET, LONDON, EC1V 3SB (Item B1)

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Demolition of the existing building and the redevelopment of the site to include the construction of a 5 storey including basement level mixed use development containing 863sqm office floorspace GIA (Class B1) on the lower ground, ground and first floors and 8 residential units (Class C3) on the second, third and fourth floors (6 x 2 beds, 2 x 3 beds). Provision of refuse & recycling facilities and cycle parking facilities on the ground floor and associated alterations.

(Planning application number: P2017/0865/FUL)

In the discussion the following points were made:

- The Planning Officer advised that due to some inconsistencies in the report, item should be deferred.

Councillor Fletcher proposed a motion to defer for the reason stated above. This was seconded by Councillor Kay and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

314 60 HALLIFORD STREET, N1 3EQ (Item B2)

Application for variation of condition 2 (Approved Drawings) of planning consent Ref: P2016/4970/FUL to allow for the demolition and rebuilding of the garden wall to form a side wall of the single storey extension.

(Planning application number: P2017/2464/S73)

In the discussion the following points were made:

- Planning Officer advised that planning consent had been granted by Committee on 20 April 2017 and that the changes requested by applicants was for minor amendments to the approved application.
- Planning Officer informed Members that following further revision, the small increase in the bulk, scale, depth and height of the scheme would have minimal impact on the amenities of the adjoining properties.

RESOLVED:

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

315 NEWINGTON GREEN PRIMARY SCHOOL, 105 MATTHIAS ROAD, N16 8NP (Item B3)

Erection of external canopy to east elevation at ground floor level.

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(Planning application number: P2017/1518/FUL)

In the discussion the following points were made:

- The Planning Officer advised Members that the design of the canopy was considered to be in keeping with the host building and surrounding area. It was noted that the proposal would preserve the visual appearance and historical character of the Newington Green Conservation Area.
- The Planning Officer informed Committee that the proposal would not impact on the amenities of the adjoining or adjacent properties in terms of noise disturbance, overlooking or loss of light.
- With regards to the status of the existing trees on the site, Members were advised that no objections were received from the Council's Tree Officer.

RESOLVED:

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

316 ORCHARD BUILDING, 25 PEAR TREE STREET, EC1V 3AP (Item B4)

The erection of two roof extensions, stair, lift core and stair walkway over existing roof level to provide 3 x self-contained 2 bedroom residential units together with private terraces and a green-brown roof.

(Planning application number: P2016/4087/FUL)

In the discussion the following points were made:

- The Planning Officer informed Members of a correction in paragraph 10.2 of the report, that the word ' not' to be deleted from the paragraph.
- The Planning Officer advised Members that 3 additional responses had been received since report was published and in particular the Fire Brigade had requested that sprinklers be installed in the building.
- The Planning Officer advised that the proposed additions are not considered to be out of character but relate well to the existing built forms in the vicinity.
- Objectors raised concerns about the overdevelopment of the site; its sense of enclosure; loss of daylight and sunlight and the level of noise from the construction activities. Objectors noted that Officers had not taken into consideration other recent permissions that had been granted in the vicinity and were concerned that the present proposal was being developed in a piecemeal manner.
- In response to concerns about the impact of noise disturbance during the construction period, the agent advised that a Construction Management Plan had been submitted with the application. The agent acknowledged that all building activities would be restricted to the normal working hours Monday – Friday. Finally agent informed Committee that most of the units would be assembled off site and transported onto the site and building lifts would not be utilised as an external lift

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would be installed for the operations.

- Members were advised that considering the dense development around the site, the daylight and sunlight loss was regarded as minimal. The Planning Officer advised that the BRE test is not strictly applied in central London locations.
- With regards to the material being used on the building, the agent advised that the difference in material was employed to reflect the original material and to be sympathetic to other buildings in the neighbourhood thereby having a minimal visual impact.

RESOLVED:

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

317 UNIT 9 & 10, 9 FROGMORE INDUSTRIAL ESTATE, 99 KELVIN ROAD, N5 2PL (Item B5)

Section 73 application for the variation to conditions 3 (hours of operation and deliveries) of planning consent ref P122329 dated 12/08/2013 for the:
Retention of unit 9 & unit 10 for use as B8 storage and distribution with ancillary trade counter.

The variation seeks to alter the hours of operation and deliveries to:
07:30-18:00 hrs Monday to Friday
07:30-13:00 hrs Saturday
Closed on Sundays and Bank Holidays

(Planning application number: P2017/1597/S73)

In the discussion the following points were made:

- Planning Officer advised that the extension to the hours of operation and delivery was to ensure flexibility and the increase in business need.
- Members were advised that the application was called in by ward councillors due to concerns about its impact on the amenity of residents.
- Councillor Gantly was concerned about the breach of previously agreed operation hours and that extending the hours of delivery by 30 minutes would further impact the amenity of residents who reside directly to the rear of the site. He was concerned that resident's complaints about the noise emanating from articulated vehicles and forklifts had not been addressed.
- The Planning Officer informed Members that the agent had not attended the meeting to address the Committee. A suggestion that item be deferred so as to provide Members a further opportunity to ask agent some questions was noted.

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Councillor Fletcher proposed a motion to defer item to another meeting so that the applicant or agent be invited.

This was seconded by Councillor Kay and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

The meeting ended at 8.55 pm

CHAIR