

London Borough of Islington

Planning Committee - 9 October 2017

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 9 October 2017 at 7.30 pm.

Present: **Councillors:** Picknell (Vice-Chair), Nicholls, Fletcher, Court,
Convery, Gantly, Kay and Ward

Councillor Picknell in the Chair

317 INTRODUCTIONS (Item 1)

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

318 APOLOGIES FOR ABSENCE (Item 2)

Apologies were received from Councillors Khan and Donovan-Hart.

319 DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)

Councillor Picknell substituted for Councillor Khan as the Chair of the meeting.

320 DECLARATIONS OF INTEREST (Item 4)

Councillor Kay declared a personal interest in Item B23, Land to the rear of 2 Melody Lane.

Councillors Kay and Gantly did not participate during the deliberation of the item nor involved in the voting.

Councillor Gantly in his capacity as a ward councillor representing his constituents spoke against the application.

321 ORDER OF BUSINESS (Item 5)

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

322 MINUTES OF PREVIOUS MEETING (Item 6)

RESOLVED:

That the minutes of the meeting held on 7 September be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

323

210-218 OLD STREET, 70-100 CITY ROAD, 32-37 FEATHERSTONE STREET & 13-15 MALLOW STREET, LONDON EC1 (Item B1)

Change of use of 990sqm of office (Use Class B1(a)) floorspace at basement level beneath The White Collar Factory, and 177sqm of restaurant (Use Class A3) floorspace at ground floor level fronting Featherstone Street to create 1167sqm of Sui-Generis floorspace to provide a food and beverage based business enterprise and training company, along with the provision of 348sqm of existing office (B1(a)) floorspace at first and second floors of Building 3 of the White Collar Factory fronting City Road as affordable workspace for a period of 20 years.

(Planning application number: P2017/1739/FUL)

In the discussion the following points were made:

- The Planning Officer informed the Committee of a typographical in the report , paragraph 4.8 which referred to 20 years of affordable workspace provision instead of 15 years.
- The Planning Officer advised that the report erroneously read 'Long Room' when it should have been 'The Long Table' at Condition 8.
- Planning Officer advised that with regard to the loss of office floor space and change of use, the applicant had been able to demonstrate with evidence the unsuccessful marketing of the basement space.
- The Planning Officer indicated that benefits of the scheme such as the extensive formal training for young people and job opportunities outweigh the shortcomings of the proposed development such as loss of office space and the potential adverse impacts on neighbouring properties.
- In response to a question, the agent acknowledged that employees would be paid National Living wage rather than National Minimum wage.

Councillor Picknell proposed a motion to grant planning permission.

This was seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be granted subject to the conditions 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.

324

LAND TO THE REAR OF 2 MELODY LANE, LONDON, N5 2BQ (Item B2)

Demolition of existing buildings and construction of 7 residential dwellings (Use Class C3) and new 3 storey (plus basement levels) 1,419sqm self-storage building (Use Class B8), with landscaping, access and associated works.

Planning Committee - 9 October 2017

(Planning application number: P2016/1344/FUL)

In the discussion the following points were made:

- The Planning Officer advised Members that application was deferred at previous meeting to enable officers assess the status of the building in the rear garden of 136 Aberdeen Park and also the distances to the houses in Aberdeen Park.
- Members were advised that the outbuilding is an ancillary residential accommodation rather than a separate planning unit and that there were no issues regarding its impact on the daylight, sunlight, privacy or outlook of the building.
- The Planning Officer advised Members that paragraph 10.119 on page 94 should be amended to reflect the correct distance of 13.6metres and not 14.5-16.4 metres away from the neighbouring dwellings at 6-22 Melody Lane.
- In response to Councillor Gantly's concerns about fire safety especially in light of the fire incident at a self-storage facility in Tottenham, the Planning Officer advised that London Fire Brigade had responded to the application and had raised no objections to the proposal.
- With regard to concerns about the lack of an adequate turning circle for refuse vehicles in Melody Lane, the Planning Officer advised that the proposed vehicle turning arrangements would assist in providing a vehicle turning space for larger vehicles and that the proposal would result in a much better improvement on the existing arrangements.
- The agent informed Members that the proposal would result in the redevelopment of an outdated self-storage facility and that having worked in conjunction with Planning Officers, the proposal being policy compliant would result in a financial contribution to the provision of off-site affordable housing.

Councillor Fletcher proposed a motion to grant planning permission.

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 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.

325 LASER HOUSE, 132-140 GOSWELL ROAD, LONDON, EC1Y 8AE (Item B3)

Partial demolition of rooftop structures and retention of the existing building along with the construction of a three-storey extension to the existing building and new three-storey infill building to the corner of Goswell Rd and Pear Tree Street resulting in a part 3, part 4, part 5, part 6-storey building including internal reconfiguration and refurbishment of the existing facades to provide for 8,465 square metres (GIA) of office floorspace (Use Class B1(a)), 84 square metres (GIA) of flexible gallery/exhibition/office floorspace (Use Class B1/D1) on the first floor of the new three-storey infill building, and 677 square metres (GIA) of flexible

Planning Committee - 9 October 2017

retail/office floorspace (Use Class A1/B1(a)) along with associated access arrangements, cycle parking, refuse storage and ancillary works.

(Planning application number: P2017/1103/FUL)

In the discussion the following points were made:

- The Planning Officer advised Committee of a correction to paragraph 7.3 on page 140 which indicated 7 letters of support instead of 23 and 3 letters of objections.
- The Planning Officer advised Committee that the revised scheme had reduced the extent of sunlight and daylight loss especially to the north along Pear Tree street which was in excess of BRE guidelines. Members were advised that changes introduced include setting back the external loft and the infill building; the removal of the open terraces and the amendment to the roof plan.
- Neighbouring residents were concerned with the scale of the proposal as it would impact the amenity of residents. Privacy concerns, noise pollution and the scheme being out of character of the area were also noted.
- In response to resident's concerns about overlooking and loss of privacy to residents along Pear Street, the Planning Officer reminded Members that overlooking from office use to residential use was not similar to a habitable room overlooking a habitable room.
- On concerns that the proposal was inappropriate in terms of height, scale and bulk, Members were advised that the part 3, part 4, part 5, part 6 storey building was not out of place, similar to others in the locality. In addition the Officer noted that the proposed extensions had been designed in a manner to complement the existing building and setback from the street frontage so as to minimise the impact on neighbouring properties.
- In response to a question on whether the plant could be relocated from the roof to the basement, the agent advised the Committee that this was to allow the basement be used for small and medium enterprises.
- In response to Members concern of the levels of daylight and sunlight loss to adjoining properties, the agent advised that the BRE test was more strictly applied to developments in suburbia, compared to central London locations.
- The agent informed Members that the revised proposal had been developed in conjunction with Planning Officers, was policy compliant, providing over 500 jobs and would be making a financial contribution towards off-site affordable housing.
- Members welcomed the provision and improvement of workspaces but were concerned with the impact on adjoining properties.

Councillor Convery proposed a motion to refuse planning permission on the grounds that the proposal would impact the amenity of neighbouring residents.

This was seconded by Councillor Picknell and carried.

RESOLVED:

That planning permission be refused for the reasons set out above, the wording of which was delegated to officers in conjunction with the chair.

326 **PARK VIEW ESTATE, COLLINS ROAD, LONDON, N5 (Item B4)**

The construction of 40 new dwelling units comprising of 8 x 1B2P units, 3 x 2B3P units, 27 x 2B4P units and 2 x 3B5P units with associated amenity space and 41.8sqm of community use floorspace, provided in six new residential blocks ranging from 2 to 6 storeys in height, along with bicycle storage, improvements to the public realm, and the demolition of existing garages and storage units.

(Planning application number: P2017/2444/FUL)

In the discussion the following points were made:

- The Planning Officer updated Members that since publication of the agenda Building Control had confirmed that it had no objections to the scheme being proposed subject to appropriate fire safety measures in line with Building Regulations.
- Condition 6 on page 253 'states that there shall be 4 units built to meet M4(3) and then states 2 x 2B3P and 3 x B4P, which is 5 units'. This should state 2 x 2B4P, to make 4 units in total.
- The Planning Officer informed the Committee of a typographical error in condition 11, which erroneously stated that the Energy Strategy was produced by Baily Garner instead of Calford Seaden in September 2017.
- In response to objectors concern about building on existing green space, the Planning Officer advised that the scheme would provide a significant improvement to private, semi-private open space and communal garden space which would be an enhancement to the amenity of local residents.
- In response to Members concern with the dwelling mix, the Planning Officer indicated that the proposed dwelling mix was considered acceptable given current demand for housing.
- The meeting was informed that the proposal had been amended to alleviate concerns about overlooking, privacy and daylight and sunlight loss. The Officer also informed Members that 9 new trees would be planted to replace the trees that are lost due to the scheme.
- Members welcomed the scheme as it would deliver high quality residential accommodation including family-sized homes and improve the public realm. Also importantly the development would deliver a significant increase in accordance with London Plan (Policy 3.3) and Islington Planning Policies

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report and conditional upon the prior completion of a Directors' Agreement securing the head of terms as set out in Appendix 1.

327 SYCAMORE HOUSE, 5 SYCAMORE STREET, LONDON, EC1Y 0SR (Item B5)

Demolition of existing B1 office building and erection of a replacement 7-storey (plus basement) B1 office building comprising 2,337sqm (GIA) / 1,776sqm (NIA) of office floorspace.

(Planning application number: P2016/4807/FUL)

In the discussion the following points were made:

- The Planning Officer advised that since publication of the committee report, the council had received a further 4 letters of objections from parties who had previously objected in response to the council's initial consultation.
- The Planning Officer informed Members that the table following paragraph 10.92 (page 310) of the committee report erroneously identified window "Third – W1" as failing the Vertical Sky Component test, however it does in fact pass. Therefore, paragraph 10.93 should state that seven (not eight) of the 18 tested residential windows would fail VSC, and that six (not seven) of these failures are in the 0.7 to 0.79 range.
- Members were informed that the tree referred to at paragraphs 10.25 (page 295), 10.113 (page 314) and 10.162 (page 323) is a Plane tree, not a Sycamore.
- Objectors were concerned with issues of overbearing bulk and massing; that the proposal would not contribute positively to the conservation area or setting of the Golden Lane Estate. Neighbouring residents were concerned that no assessment regarding impacts on rights to light had been undertaken or consultation with neighbouring residents throughout the planning process.
- In response to residents concern about the significant loss of daylight and sunlight, the Planning Officer acknowledged that there would be some loss, however given the use of the building its impact was not deemed sufficient to refuse planning application.
- The agent informed Members that the proposal would result in a higher quality, more accessible and more flexible employment space than what the existing buildings currently provides. The agent advised that the revisions had taken into consideration concerns raised by the Design Review Panel.
- Members suggested that developers and agent should ensure that consultation with residents is undertaken as it is important that their views are taken on board.
- With regards to residents concerns about loss of privacy and overlooking from the scheme, Members agreed that the decision to ascertain which of the windows to be obscure-glazed be delegated to Officers.

Planning Committee - 9 October 2017

Councillor Picknell proposed a motion to grant planning permission subject to Officers drafting the condition with regards to which of the windows in the scheme to be obscure glazed. This was seconded by Councillor Ward and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report plus the amendments set out within the report and the additional condition outlined 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 outlined above.

The meeting ended at 10.45 pm

CHAIR