

Planning Sub Committee B - 20 April 2017

- Noted the officer advice that the design was set back to provide a lightweight extension rather than one that was flush with the parapet.
- That the Sub-Committee considered that there was not a surfeit of affordable workspace in Islington and employment led development was to be encouraged.
- The comments of the design and conservation officer that, while there was harm to the setting of the listed buildings the harm would be less than substantial and should be weighed against the public benefit.
- In cases where daylight/sunlight guidelines were breached it was considered that there would be no real noticeable loss of daylight or sunlight.

RESOLVED:

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

287 60 HALLIFORD STREET, N1 3EQ (Item B2)

Demolition of the existing rear lower ground floor level conservatory and erection of a single storey full width, two storey part width rear extension. Installation of new upper ground floor window to side elevation. Enlargement of existing dormer window in rear roof slope and installation of new Velux-type roof window in rear roof slope.

(Planning application number: P2016/4970/FUL)

In the discussion the following points were made:

- The application was planning policy compliant.

RESOLVED:

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

288 GARAGES R/O 21-28 BARNSBURY SQUARE, N1 1JP (Item B3)

Demolition of existing garages and erection of a three-bedroom single family dwelling house including excavation at basement level with associated landscaping; erection of boundary wall and provision of cycle and refuse storage.

(Planning application number: P2016/1383/FUL)

The planning officer reported that the correct figure for the gross internal area was 341 sqm. It was noted that since publication of the report, a further seven letters of support had been received and one further letter in objection raising concerns about the impact on bats. A bat survey would be required should the application be agreed.

In the discussion the following points were made:

- Noted that pre-application advice had not been given to the applicant for this application although it was accepted by officers that pre application advice had been given on this site for a number of proposals by this applicant and the agent.
- Pre-application advice for previous applications stated that a single family dwelling would be acceptable on this site and also that the proposed footprint, upon which pre application advice was sought was excessive and should be reduced.

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- Noted the legal advice that the Sub-Committee was not bound by officer pre-application advice. The Sub-Committee was advised to make their own decision based on planning policy and the planning merits of each application.
- The proposed application at 341 sqm (GIA) would be far in excess of the minimum floor area required for a single family dwelling.
- It was accepted that this was a challenging site but noted the officer report that, within the footprint proposed there was scope to develop more than one unit in order to fully optimise housing potential.
- The concerns of the tree officer regarding the building of residential property beneath substantial protected tree stands were noted.

RESOLVED:

That planning permission be refused for the reasons set out at Appendix 1 of the report.

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LAND ADJACENT TO 1 DRESDEN ROAD, N19 3BE (Item B4)

Erection of a three storey 4 bedroom end of terraced single family dwelling with associated private amenity space and boundary treatments.

(Planning application number: P2016/1949/FUL)

In the discussion the following points were made:

- The applicant had submitted a daylight/sunlight report to address concerns raised regarding the loss of light to number 1 and 3 Dresden Road following deferral from a previous meeting.
- It was considered that the development would not result in an unacceptable loss of daylight or sunlight to the adjoining residential properties.
- The proposal was considered to accord with relevant planning policies.

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.

The meeting ended at 9.00 pm

CHAIR