

Planning Committee - 7 November 2017

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 7 November 2017 at 7.30 pm.

Present: **Councillors:** Robert Khan (Chair), Donovan-Hart (Vice-Chair),
Nicholls, Picknell, Gantly, Kay and Convery

Councillor Robert Khan in the Chair

328 INTRODUCTIONS (Item A1)

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

329 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Fletcher, Court and Ward.

330 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

331 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

332 ORDER OF BUSINESS (Item A5)

The order of business would be B2,B1,B6,B5,B4 and B3.

333 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 9 October 2017 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

334 CHANGE IN MEMBERSHIP OF PLANNING SUB-COMMITTEE A 2017/18 (Item A7)

RESOLVED:

1. That the appointments of Councillor Angela Picknell as Vice Chair of Planning Committee and Councillor Paul Convery as a member of Planning Committee for the remainder of the 2017/2018 is noted.
2. That Councillor Convey is appointed as a member of Planning Sub Committee A for the remainder of the 2017/18 Municipal Year.

335 **17-23 BEAUMONT RISE, LONDON, N19 3AA (Item B1)**

The demolition of an existing two storey building and the erection of two five storey buildings to provide 10 x 2-bed self-contained flats and 17 supported living units (C2 Use), together with communal rooms, staff/meeting facilities, cycle parking, private amenity space, refuse storage and a communal landscaped garden area.
(Planning application number: P2017/2330/FUL)

Appendix 1, Recommendation B was tabled at the meeting

In the discussion the following points were made:

- The Planning Officer informed the meeting that condition 2 in Appendix 1, Recommendation 2 relating to the approved plan list (compliance) had been omitted from the report. In addition Members were informed that condition 28 regarding the proposed cladding details be amended to ensure that the resulting appearance and construction of the development is of high standard. (Conditions 2 and 28 to be appended to the minutes).
- Members were informed of a change in the description of the proposal, that it should read “to provide 9 x 2-bed dwellings and 1x1-bed wheelchair accessible dwelling in block one” as compared to 10 x 2 bed dwellings.
- Objectors were concerned with the height of the proposed buildings, its impact on privacy, that the siting of supported house could undermine the social cohesion within the local community and result in an increase in both crime and anti- social behaviour.
- In response to concerns about the impact of the proposal on levels of crime and anti-social behaviour, Members were informed that no objections had been submitted by the Metropolitan Police.
- In response to concerns expressed by the Design Review Panel over the longevity of the proposed cladding materials such as the proposed GRC, the Planning Officer advised that condition 28 had been amended for the applicant to provide further details.
- Members agreed that the proposal would deliver good quality affordable housing, supported accommodation as well as private housing which would contribute towards delivering mixed and balanced communities.
- Members raised concerns that some objectors appeared to be stigmatising those with mental health issues in their submissions to the Committee.

Councillor Gantly proposed a motion to grant planning permission. This was seconded by Councillor Donovan-Hart 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 above and the additional condition attached; and conditional upon the prior completion of a Directors' Agreement securing the Head of Terms as set out in Appendix 1

336 **ANDOVER ESTATE, BOUNDED BY DURHAM ROAD, MORAY ROAD, ANDOVER ROAD, HORNSEY ROAD, NEWINGTON BARROW WAY AND SEVEN SISTERS ROAD, LONDON, N7 (Item B2)**

Hybrid planning application involving Outline consent (scale, access and layout) for the phased redevelopment of the Andover Estate allowing for the erection of buildings up to 6 storeys to provide a gross total of 199 new dwellings (comprising 22 x 1 bedroom dwelling;

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133 x 2 bedroom dwelling; 43 x 3 bedroom dwellings; 1 x 4 bedroom dwelling); up to 5159 sqm of affordable workspace (Use Class B1), 87sqm of flexible use space (Class A1/A3/B1/D1), estate-wide public realm and landscape improvements, including new children's play space; reconfiguration of existing estate-wide car parking; and provision of up to 763 cycle parking spaces.

Full detailed consent for part of the proposal described above involving 64 residential units (comprised of 19 x 1 bedroom flats, 31 x 2 bedroom flats and 14 x 3 bedroom houses) across 6 infill sites and reconfiguration of existing dwellings and garages); public realm improvements including new landscaping and play facilities, 87sqm of flexible use space (Class A1/A3/B 1/D1); 618 sqm affordable workspace (Use Class B1) and associated hard & soft landscaping, reconfiguration of existing estate-wide car parking; and provision of a minimum of 162 cycle parking spaces.

(Planning application number: P2017/2065/FUL)

In the discussion the following points were made:

- The Planning Officer informed Members of a typographical error in the report, that references in the report to the provision of social rented in Phase 1 should read 34 units rather than 32.
The Planning Officer informed members of a change to the Head of Terms which required the applicant to give an opportunity of residents of the 7 most affected properties in the new scheme as a result sunlight and daylight loss. The Planning Officer informed Members that a suggestion which was being considered was the possibility of increasing their natural daylight through the provision of roof lights.
- The Planning Officer informed the meeting of an additional condition in Recommendation B, which would improve the access arrangements for residents in Roth Walk. This condition would be appended to the minutes.
- The Planning Officer advised of the loss of 1,408sqm of publicly accessible open space to provide newly-built affordable housing, this would be compensated as 12,500sqm of existing car parking and vehicular access would be converted into 'Home Zones'.
- The Planning Officer acknowledged the loss of 20 garages during the 1st phase stage and subsequent losses of both garages and parking spaces later on during the redevelopment of the estate., however the undercroft garage spaces would be converted into affordable workspace which in policy terms was considered a further benefit of the proposal.
- With regards to the loss of play spaces and whether this would cater for future demand, Members were advised that the scheme will provide more than double of what it currently provides, from 710sqm to 1569sqm, that the child space significantly exceeds the recommended amount required by policy.
- With regards to anti-social behaviour concerns around the siting of benches around the estate, the Principal New Homes Development Project Manager advised the meeting that elderly residents lived on the estate who would need benches, however the Project team would continue to keep this issue under review following its implementation.
- On the issue of introducing hedges around the scheme, Members were advised that the project team would review this issue and would continue to consult with residents.
- A resident made some comments about the layout of the child playspace and landscaping around the Old Andover, particularly with regard to the pedestrian routes and the position and potential surveillance of the proposed playspace. Members were advised that this would be considered as part of the continuing

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engagement with the residents and the details would emerge as part of the landscaping details condition.

- Members welcomed the phased redevelopment of the Andover Estate, the improvements to the public realm, the associated hard and soft landscaping, provision of affordable workspace and the net increase of 69 dwellings (first phase).
- Members welcomed the positive relationship between the Agent, Housing officers and the Residents Steering Group in ensuring that all concerns raised were being considered.
- Councillor Khan noted that the affordable housing provision was 64% and that the allocations were 100% to Islington.
- Councillor Picknell queried the provision of playspace across the estate and the timing of its provision. For example, if all the child playspace was provided in the first phase, would a deficit emerge when the second phase was implemented. The case officer confirmed that the child playspace provided in the first phase would exceed the requirement for the whole development.
- Councillor Convery was impressed with the build cost levels set out in the viability of the report,
- Councillor Gantly queried the relationship between crime and anti-social behaviour and commented that the design appeared to improve the supervision of the public realm. The case officer confirmed that the police had welcomed the design.

Councillor Gantly proposed a motion to condition a requirement to carry out a pilot for benches across the estate which was not seconded. Councillors preferred that ongoing engagement with residents should take place rather than impose a condition requirement.

Councillor Khan proposed a motion to grant planning permission. This was seconded by Councillor Convery and carried.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report plus the amendments set out above and the additional condition outlined; and conditional upon the prior completion of a Directors' Agreement securing the heads of terms as set out in Appendix 1 of the officer report, and subject to any direction by the Mayor of London to refuse the application or for it to be called in for determination by the Mayor of London.

337 LADBROKE HOUSE, 62-66 Highbury Grove, London, N5 2AD (Item B3)

Removal of part of the internal central and southern section of the existing 5 storey (plus basement) building, and its replacement with a 3 storey (plus basement) extension and third floor roof amenity space; provision of replacement doors and windows to include ventilation louvres; reinstatement of door on Highbury Grove frontage; provision of bicycle storage along Highbury Grove frontage; provision of bicycle and bin storage and new fence along Kelvin Road frontage; new glazed roof on single storey extension to the south; removal of the existing single storey structure on roof, extension of two existing stair cores and lift overrun, and provision of new balustrade, photovoltaic panels and sedum roof at roof level in order to facilitate the use of the building as a specialist Class D1 sixth form school.

(Planning application number: P2017/3006/FUL)

In the discussion the following points were made:

- Members were informed by Planning Officer that this item was before the Committee for consideration at the request of the Service Director, Planning and Development.

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The proposed use does not require planning permission as the proposed use was for the continued D1 education use of the building.

- The Planning Officer advised Members that although the proposed demolition would result in the loss of floor space, the application had been assessed with regard to policy DM4.12 and was considered acceptable as the physical changes were required to meet the specific education user as the existing building would not suit their needs.
- In response to amenity concerns from neighbouring resident's, the Planning Officer advised that as part of the planning permission, condition 21 had been included to ensure that the flat roof of the building would be restricted from use as amenity space, condition 19 regarding the hours of use of the third floor rooftop amenity space and condition 22 would restrict any amplified noise emanating from the third floor rooftop amenity space.

Councillor Nicholls proposed a motion to grant planning permission. This was seconded by Councillor Picknell and carried.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 and conditional upon 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.

338

LEROY HOUSE, 436 ESSEX ROAD LONDON, N1 3QP (Item B4)

Extensions to the existing building, including an additional storey above existing building and part 4-, part 5-storey extension over car park, to provide office, workshop and studio space with an ancillary cafe, together with hard and soft landscaping

(Planning application number: P2017/3081/FUL)

In the discussion the following points were made:

- The Planning Officer informed Members that previous application was refused by Committee in 2016 on grounds of design, its impact on heritage assets and impact of loss of daylight and sunlight.
- In terms of planning consideration, the Planning Officer advised Members that the revised application is considered acceptable in terms of land use policy terms, inclusive design, transportation and servicing, sustainability and energy.
- The Planning Officer advised Members that as the site was within an Employment Growth Area and subject to site allocation OIS3 and Article 4 directions, the provision of new business floorspace including floor space suitable for occupation by micro or small enterprise was welcome in the borough.
- On the issue of affordable work space, Members were concerned with its definition especially with 'the and/or' wording in policy DM5.4 of the Development Management Policies (2013). Members sought clarification from Officers on whether what was required was workspace which was affordable in terms of its rent or the provision of small units of work space which in most cases would require more details from the applicant. A suggestion that Planning Officers look into how to resolve this ambiguity on how affordable workspace is defined was noted.
- With regards to the impact of the erection of the additional storey to the setting of the Grade II listed terrace at 178-190 Balls Pond Road, the Planning Officer acknowledged that this weighs negatively, however the harm was not considered so

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great as to warrant refusal of planning permission, particularly given the public benefits of the proposed development.

- With regard to the daylight and sunlight loss especially for residents living in The Pinnacle, the Planning Officer informed the meeting that although the majority of the predicted VSC failures fall within the 0.7 to 0.79 range, the majority of the NSL/FF failures do not, and therefore significant weight must be given to this level of failure, in terms of the numbers of rooms adversely affected and the degree to which each of those rooms would be impacted.
Members were concerned that the daylight and sunlight tests was based on the applicant's assumption of room sizes, estate agent details and the knowledge of applicant's consultant and experience. In addition Members were concerned that residents in Pinnacle had not in particular been consulted.
- In response to concerns on why the revised application had not been submitted back to the Design Review Panel for their updated comments, considering the issues raised in their response and in particular reference to 'aggressive massing', the Planning Officer advised that the DRP serves as an independent advisory body to the Council and only complements the Council in house team.
- Members acknowledged that the revised scheme was an improvement to the previous scheme however the concerns regarding the massing and over dominance raised by the DRP still remained.
- The agent informed Members that following Committee's refusal of the previous application, the applicant had employed an award winning architect to address the issues. In addition, the agent acknowledged that although the scheme would have an impact on neighbouring amenity the benefits of the scheme such as the high quality development and providing employment opportunities, outweighs any loss of daylight and sunlight issues.

Councillor Kay proposed a motion to defer the item on grounds of the design and the impact of the scheme on neighbouring amenity. This was seconded by Councillor Picknell and carried.

RESOLVED:

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

339

SITE OF ELECTRICITY SUB STATION, OPPOSITE 15-27 GEE STREET & CAR PARK SPACES 90-98 GOSWELL ROAD, LONDON (Item B5)

Demolition of existing boundary walls and brick substation enclosure and erection of a seven storey building to provide 4,050 sqm (GIA) office (Use Class B1a) floorspace.
(Planning application number: P2017/3389/FUL)

In the discussion the following points were made:

- The Planning Officer informed the meeting of an updated condition 2 regarding the approved plans list (compliance) in the report.
- In response to the lack of provision of retail or leisure floor space at ground floor level, the Planning Officer advised Members that Gee Street is a secondary street and not a Town centre or Shopping Frontage so provision of an active commercial retail or leisure use at ground floor level as part of the proposal will be considered as not keeping with the established character of Gee street.
- Members discussed the changing nature and character of the surroundings and felt that the changing context would give rise to an appropriate basis to continue to seek an active retail or leisure frontage in this location as sought by policy.

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- Councillor Khan asked for clarity on the affordable workspace policy and officers confirmed that the policy as applicable in this area required either units of 90sqm or less in size or units affordable by virtue of rent levels. In this instance, the applicant had chosen to provide small units, which was in accordance with the policy.
- Members were informed that as the scheme was not providing on-site housing, a financial contribution of £648,000 had been sought in accordance with the Council's Planning Obligations SPD.
- Members acknowledged the benefits of the scheme especially with the continuing high demand in the borough for workspace for small businesses, but were concerned that the scheme was not policy compliant with regards to the provision of retail or leisure floor space on the ground floor.

Councillor Convey proposed a motion to defer due to reasons stated above. This was seconded by Councillor Kay and carried.

RESOLVED that the application be deferred to a future meeting.

340 TUFNELL PARK PRIMARY SCHOOL, DALMENY ROAD (AND CARLETON ROAD), LONDON, N7 0HJ (Item B6)

Demolition of the existing school buildings and erection of a new part two/part three-storey primary school building in brick along with associated landscaping works including the removal/ replacement of trees, provision of new play space and multi-use games area, alterations to the existing site fencing/boundaries, provision of a refuse store, alterations to existing parking, as well as the provision of a temporary two-storey building in the north western corner of the site for use as classrooms during the construction process.
(Planning application number: P2017/2822/FUL)

In the discussion the following points were made:

- The Planning Officer confirmed that the CO2 off-set contribution would be £48,392.
- As a response had not been received from the London Fire Brigade, the Council's Building Control Team (Fire) had been consulted on the application and confirmed that the layouts were able to meet all relevant Fire Safety measures. The need for sprinklers was to be conditions – as set out in the report to members (which is a standard London Fire Brigade request for taller buildings).
- An objector addressed the Committee raising concerns regarding overlooking between the temporary construction facilities building and their windows. This is a temporary structure but its windows would be conditioned to be obscurely glazed up to 1.7m above finished floor level.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 and conditional upon 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.

The meeting closed at 10.35 pm.

CHAIR

Min No 335 17-23 Beaumont Rise, N19 3AA (Item B1)

CONDITION 2 – Approved Plans List Compliance: The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing Numbers: BR001; BR002; BR003 Rev 02; BR004 Rev 02; BR/1/A1/100; BR/1/A1/101; BR007; BR008; BR025; BR009; BR010; BR011; BR012; BR013; BR014; BR015; BR016; BR017; BR018; BR019; BR020; BR021; BR022; BR023; BR024; BR025; BR026; BR027; BR028; BR029; BR030;
Design & Access Statement by Islington Architects;
Planning Statement by Islington New Build and Regeneration Team;
Statement of Community Involvement by Islington New Build and Regeneration Team;
Topographical Surveys by Team Surveys;
Flood Risk Assessment by MLM;
Arboricultural Assessment / Tree Survey by Tamla Trees;
Ecological Survey / Habitat Survey by DF Clark;
Sustainable Construction Method Statement by Calford Seaden;
Energy Strategy Revision 2 dated October 2017 by Calford Seaden;
Overheating Assessment Revision 2 dated October 2017 by Calford Seaden;
Green Performance Plan Revision 2 dated October 2017 by Calford Seaden;
Asbestos Demolition Survey Report by Riverside;
Daylight & Sunlight Report by BRE;
Arboricultural Impact Assessment by Tamla Trees dated October 2017;
BREEAM UK New Construction Pre-Assessment;
Transport Assessment by Lime Transport dated June 2017;
Utilities Assessment by Calford Seaden.

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

CONDITION 28 Cladding Details: Notwithstanding the plans hereby approved, details of the cladding including colour, size and disposition of panels, details of joints, fixings and drip detail as well as alternative artwork design shall be submitted to and approved.

The details submitted shall include manufacturer's product information, details of drainage and building sections. The details approved shall be installed prior to occupation and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

Minute No 336. Andover Estate, N7 (Item B2)

Notwithstanding the submitted detail and the development hereby approved, detail of a further lift and/or stair core in Building B to provide access for residents in Roth Walk shall be submitted and approved in writing by the Local Planning Authority prior to commencement of the development hereby approved.

The details shall be carried out strictly in accordance with those approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority."

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REASON: To ensure that inclusive and accessible routes are provided throughout the estate at all floors and also accessible routes through the site are provided to ensure no one is excluded from full use and enjoyment of the estate.