

**Planning Committee - 23 April 2018**

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 23 April 2018 at 7.30 pm.

**Present:**                   **Councillors:**           Khan (Chair), Picknell (Vice-Chair), Nicholls, Fletcher,  
Gantly, Kay and Convery  
**Also Present:**           **Councillor:**            Diarmaid Ward

**Councillor Robert Khan in the Chair**

**384        INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillors Court, Donovan-Hart and Nick Ward.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

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

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

**RESOLVED:**

That the minutes of the meeting held on 19 March 2018 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**390        JOHN SALT, 131 UPPER STREET, LONDON, N1 1QP (Item B1)**

Temporary change of use of the rear area of the John Salt to a theatre for use by the Kings Head Theatre Company and the construction of an acoustic lobby.

(Planning application number: P2017/0802/FUL)

In the discussion the following points were made:

- The officer explained that there was an addendum report containing corrections and clarifications.
- Residents requested that there be no entry or egress other than to Upper Street after 8pm, that vehicle delivery be restricted to 8am-6pm Monday to Friday and 8am-1pm on Saturday and that the bar be restricted to the use of theatre patrons. The applicants stated that they were willing to comply with these requests. The planning officer advised that conditions were in place to deal with these matters.

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- It was considered that the current theatre was suboptimal for theatre use, the new Islington Square theatre would be much better and the John Salt would provide a good temporary space.
- The applicants advised that a feasibility study had been undertaken into funding and whilst most fundraising avenues generally required a planning permission to be in place, there had been a positive response from a number of groups and statutory bodies despite the current lack of permission.
- It was considered that the Kings Head Theatre Trust had a fantastic heritage within the borough and was a vital cultural asset. Members warmly welcomed the proposed move and associated works that would allow the King's Head to move to a new purpose built theatre thereby securing the long term future of one of Islington's foremost cultural attractions.
- The new theatre should provide a more economically sustainable model.

### **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.

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### **KINGS HEAD PUBLIC HOUSE AND FORMER NORTH LONDON MAIL CENTRE, 115 AND 116-118 UPPER STREET, LONDON, N1 1AE (Item B2)**

The provision of a 360 seat theatre consisting of the main auditorium (of up to 276 seats) and an additional theatre space (of up to 84 seats) in Block B of the Islington Square development at ground, first and basement levels; a new entrance lobby courtyard between the east elevation of Block B in Islington Square and the rear of 115 Upper Street; variation to retail unit G1 in Islington Square to facilitate access to the proposed Kings Head Theatre entrance; formation of a canopy over the new entrance; the use of all the King's Head theatre space at 115 Upper Street as a public house when the King's Head theatre takes up occupation of its lease within Islington Square; erection of a first floor extension to the King's Head; installation of new plant to the rear; works to the first floor roof terrace; re-instatement of a rooflight to the ground floor rear room.

(Planning application numbers: P2017/0800/FUL and P2017/0888/LBC)

In the discussion the following points were made:

- The officer explained that there was an addendum report containing corrections and clarifications.
- Residents requested that there be no entry or egress other than to Upper Street after 8pm, that vehicle delivery be restricted to 8am-6pm Monday to Friday and 8am-1pm on Saturday and that the bar be restricted to the use of theatre patrons. The applicants stated that they were willing to comply with these requests. The planning officer advised that conditions were in place to deal with these matters.
- It was considered that the current theatre was suboptimal for theatre use, the new Islington Square theatre would be much better and the John Salt would provide a good temporary space.
- The applicants advised that a feasibility study had been undertaken into funding and whilst most fundraising avenues generally required a planning permission to be in place, there had been a positive response from a number of groups and statutory bodies despite the current lack of permission.
- It was considered that the Kings Head Theatre Trust had a fantastic heritage within the borough and was a vital cultural asset. Members warmly welcomed the proposed move and associated works that would allow the King's Head to move to a new

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purpose built theatre thereby securing the long term future of one of Islington's foremost cultural attractions.

- The new theatre should provide a more economically sustainable model.

### **RESOLVED:**

- 1) 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.
- 2) That listed building consent 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.

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### **LAND AT WEDMORE ESTATE, WEDMORE STREET, LONDON, N19 (Item B3)**

The construction of 19 new dwelling units comprising 3 x 1 bedroom, 2 person units; 9 x 2 bedroom, 4 person units and 7 x 3 bedroom 5 person units with associated amenity space, and 13.6sqm of communal storage space, provided in a new residential block ranging from two to six storeys in height, along with associated bicycle/refuse storage and improvements to landscaping and the public realm.

(Planning application number: P2017/4763/FUL)

In the discussion the following points were made:

- Concern was raised about the displacement of vehicles that currently used the 18 parking spaces on the estate. The planning officer advised that the current tenants would still retain their permits and parking would be displaced across the estate rather than on to the street. New units would not be eligible to receive new parking permits (although the ability to transfer current permits already held for a period of 12 months would be retained). The location of the new spaces was outlined.
- Daylight and sunlight impacts would be slightly beyond the BRE guidelines but this was a minimal impact when compared to the degree of impacts found acceptable at other sites within the borough.
- It was suggested that the council have a local lettings policy so people on the estate would be given first preference. Officers agreed to raise this with colleagues.
- Concern was raised that it was not possible to ensure that the units for private sale were bought by those living there. This was a London wide problem. The issue of restricted covenants was confirmed not to be a material planning consideration, however the applicant (being the Council's Housing New Build Team) agreed to consider this under their own remit.
- The affordable housing (65%) that the scheme would provide was welcomed.
- The design was good and natural surveillance over the playspace and pavements should reduce the opportunity for anti-social behaviour.
- The provision of mixed tenure cores was welcomed and considered to be very good.
- The Executive Member for Housing and Development who was in attendance agreed that there could be discussion between the housing department and residents to work together on parking issues and a commitment be sought from housing to remove a parking space in the future when a tenant with a permit moved out. This would enable to scheme to have fewer cars in the future.

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Councillor Nicholls proposed a motion to approve the scheme subject to the discussions outlined above agreed by the Executive Member for Housing and Development. This was seconded by Councillor Gantly and carried.

### **RESOLVED:**

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

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### **ANY OTHER BUSINESS (Item )**

As it was the chair's last meeting, members and officers thanked him for his hard work on the Committee over the last eight years.

The meeting ended at 9.20 pm

**CHAIR**