

Planning Committee - 11 November 2014

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 11 November 2014 at 7.30 pm.

Present: **Councillors:** Khan (Chair), Klute (Vice-Chair), R Perry (Vice-Chair), Chowdhury, Fletcher, Gantly, Kay, Poyser and A Perry (Substitute) (In place of Nicholls)

Councillor Robert Khan in the Chair

44 INTRODUCTIONS (Item A1)

Councillor Khan welcomed everyone to the meeting. Members of the Committee and officers introduced themselves.

45 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Nicholls and Picknell.

46 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Alice Perry for Councillor Nicholls.

47 DECLARATIONS OF INTEREST (Item A4)

Councillor Poyser declared a personal interest in B3 as he was a member of the Archway Town Centre Management Group and was involved with the Better Archway Forum. He would not take part in the consideration of this item.

48 ORDER OF BUSINESS (Item A5)

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

49 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 20 October 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

50 130-154, 154A, PENTONVILLE ROAD, (INCLUDING 5A CYNTHIA STREET, 3-5, CYNTHIA STREET, 2, RODNEY STREET), N1 9JE (Item B1)

Comprehensive redevelopment of the site to provide for a mixed use development consisting of 3,879sqm (GIA) of a Car Hire Facility (sui generis use class) comprising offices and 150 parking spaces and 873sqm (GIA) of office (B1 use class) floor space and 118 residential units (C3 use class), along with associated communal amenity space, children's play space, landscaping, cycle spaces and refuse storage. The building would consist of the following storey heights: - Rodney Street; part 5 and part 7 storeys; - corner of Rodney Street and Pentonville Road; 10 storeys: - Pentonville Road; part 5, part 6 and part 7 storeys with setback floors at 8th and 6th floor levels; and Cynthia Street: 4 storeys with a set back 5th.

(Planning application number: P2014/1017/FUL)

In the discussion the following points were made:

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- The planning officer advised that although the committee refused planning permission at its meeting on 22 July 2014, there was concern that the proposed reasons for refusal were not matters pursued by the council when it made its decision on an earlier application for the site. In the interests of keeping decisions consistent the application had been resubmitted to committee for consideration.
- At appeal, the inspector considered affordable housing/viability and the employment offer and both were found to be reasonable. Although the inspector refused planning permission for amenity issues, the committee discussed amenity at the Planning Committee meeting on 22 July and considered it to be acceptable.
- The Section 106 heads of terms had been updated.

RESOLVED:

That planning permission be granted subject to conditions and informatives as set out in the case officer's report for 22 July Planning Committee 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 updated heads of terms as set out in sub-section 5.0 of the case officer's report for 11 November Planning Committee and subject to any direction by the Mayor of London to refuse the application or for it to be called in for the determination by the Mayor of London.

51

16 BARNSBURY SQUARE, LONDON, N1 1JL (Item B2)

Section 73 application (minor material amendment) to vary condition 28 (approved planning permission P061428 (appeal reference number APP/V5570/A/07/2027087/NWF) 17/01/08 for the 'Demolition of existing building and the erection of a part two, part three storey building with a "garden level" and basement level below ground to provide 587sqm of business use and 10 residential units, together with restoration works to make good the north facing flank wall and rear northwest corner of Mountfort House'.

The minor material amendments are: (A) Reconfiguration of lower basement level and garden level B1 floorspace and parking area layouts, (B) Reconfiguration of residential layouts; (C) Enlargement of second floor level terrace and erection of privacy screen, (D) Installation of garden level extract louvers; (E) Revised landscape proposal; (F) Reconfiguration and addition of rooflights; (G) Installation of roof access and maintenance balustrades, (H) Relocation of rooftop PV panels and flue, (I) Enclosure of second floor level east apartment terrace and other minor external alterations.

(Planning application number: P2013/2831/S73)

The planning officer advised that Condition 27 should be amended to include the relevant drawing numbers and to read as follows:

Condition: The following mechanisms and additions shall be fixed shut and remain in perpetuity:

- all outer translucent screens to the courtyard elevation and roof terrace
- the translucent glass within the apartment glazing as detailed in drawing numbers P-3160 Rev. P2 and P-3150 Rev P2
- all high level panels and louvres shown on the north elevation.

REASON: in the interests of protection the privacy of neighbouring occupiers.

In the discussion the following points were made:

- The screening of the photovoltaic panels was discussed.
- There would be a marginal increase in the size of the second floor roof terraces.
- The B1 space would be more usable as a result of changes to the servicing arrangements, cycle storage, refuse storage and circulation space and consideration had been given to the marketability of space and whether one or two units would be

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the most appropriate for the market. The B1 space was at basement and garden levels.

- Objectors had raised concern about insufficient detail in the drawings. The case officer stated that the drawings had been sufficient for the inspector to make a decision and planning officers had collaborated with the architects in relation to the drawings.
- The legal officer advised that the committee's powers in relation to a Section 73 application were to consider only the conditions subject to which planning permission should be granted. Whatever decision was reached on conditions, the permission being varied should be left intact. It was noted that if the committee refused the application, the previously approved scheme would stand.
- The number of affordable housing units would remain the same as in the previously approved permission.

RESOLVED:

That planning permission be granted subject to conditions and informatives as detailed in the case officer's report with the amendment to condition 27 as detailed above and the completion of a Deed of Variation to the existing legal agreement of Deed of Planning Obligation made under Section 106 of the Town and County Planning Act 1990 securing the heads of terms as set out in the case officer's report.

52 HILL HOUSE, 17 HIGHGATE HILL, LONDON, N19 (Item B3)

Recladding of existing building, creation of new residential entrance in eastern façade, erection of a ground floor front extension and reconfiguration of existing retail floorspace, installation of new shop fronts, erection of wind canopies and external landscaping.

Councillor Poyser, who had earlier declared an interest in this item, did not take part in the consideration of the application.

RESOLVED:

That planning permission be granted subject to conditions and informatives as detailed in the case officer's report.

53 130-154, 154A PENTONVILLE ROAD (INCLUDING 5A CYNTHIA STREET, 3-5 CYNTHIA STREET, 2 RODNEY STREET), ISLINGTON, LONDON, N1 9JE (Item E1)

RESOLVED:

That the report be noted.

The meeting ended at 8.55 pm

CHAIR