

London Borough of Islington

**Planning Sub Committee A - 23 July 2024**

Minutes of the meeting of the Planning Sub Committee A held at Council Chamber, Town Hall, Upper Street, N1 2UD on 23 July 2024 at 7.30 pm.

**Present:**      **Councillors:**      North (Chair), Convery, Klute and Staff

**Councillor Toby North in the Chair**

**40      INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillor Ogunro.

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

Meeting was informed that Councillors Klute & Staff are substituting for the 2 vacant posts on the sub committee.

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

Councillor North declared a personal interest in item B3, Sports Pavilion, Wray Crescent Open Space as his wife is the ward councillor where this subject is located.

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

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

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

**RESOLVED:**

That the minutes of the meeting held on 24 April 2024 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**46      VITTORIA PRIMARY SCHOOL, TREATY STREET, LONDON, N1 0WF (Item B1)**

Demolition of the redundant three-storey caretakers house (plus associated garage) to create a sensory garden; hard/soft landscaping across the site; replacement of front entrance gate and all associated works

(Planning application number: P2024/0325/FUL

In the discussion the following points were made:

- The proposed development site relates to Vittoria Primary School, a part single storey, part three storey brick building located on the eastern side of Treaty Street, Islington. A school building has existed at the site since 1886 and was previously

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known as Copenhagen Primary School until mid-2023. The surrounding vicinity is primarily residential.

- The site does not form part of a conservation area, but the main school building (three storey element) is identified as a locally listed building from the Council's Local list (Grade B). No parts of the curtilage are statutory listed.
- The primary aspect of the proposal relates to the demolition of an existing three-storey ancillary dwellinghouse located towards the eastern boundary of the site. The house, which was a later addition to a historic terrace (previously demolished) has been redundant for approx. 8-10 years and was most recently used as accommodation for the school's caretaker.
- The dwellinghouse is confined to the boundaries of the school only and does not present an example of self-contained residential accommodation being only accessible through the existing school grounds and not with a separate self contained access from the street.
- Meeting was advised that the dwellinghouse has been identified as being ancillary to the school premises, that the principle of the dwellinghouse's demolition has therefore been deemed acceptable. Local Plan Policy H2 specifically resists the loss of existing self contained residential units which this unit is not.
- In addition to the development being acceptable in principle, officers are minded to support the proposed landscaping and general refurbishment works in design and appearance terms, with the long-term benefits created for the school being evident.
- The three-storey freestanding caretaker's house has historically been used as accommodation for the school's caretaker, the dwellinghouse has been vacant for several years and has recently been identified as being in poor structural condition.
- Planning Officer advised that the house forms part of the red line boundary of the school and is accessed from within the grounds of the school only.
- Meeting was advised that in place of the caretaker's house and associated yard area, it is proposed to introduce a new 'sensory garden' space for use by the school's pupils. Additional hard and soft landscaping works are proposed to the Central Playground area and KS1 (Phase 2). The specific areas are identified as part of the annotated map, below. Works to 'Phase 1' of the project which have included refurbishment to the early years area have already been completed.
- The sensory garden space (to replace the site of the caretaker's house) offers an opportunity for nature-based activities including food growing, ecological areas sensory and elements for children to immerse themselves within nature.
- Planning Officer advised that the proposal would also introduce various hard/soft landscaping features to the central playground and KS1 areas such as play islands (including adventure-based activities), challenge trails, vertical play equipment, supergraphic surfacing, buffer planting and climbing.
- At the entrance, the proposed main external gates are to be replaced with new gates that reflect the recently adopted name of the school (Vittoria Primary School). The gates form part of the main entrance to the school which takes place from Treaty Street. The gates themselves are positioned at the end of an accessway and will continue to allow entrance by both pedestrians and vehicles.
- With the proposal relating to the area confined to the school only, it is considered that there would be no discernible impacts to neighbours on the grounds of amenity. A demolition and construction management plan has been recommended as a pre-commencement condition.
- The landscaping features have been reviewed by the council's inclusive design and nature and conservation officers, both of whom are supportive of the proposals overall.
- Applicant informed meeting that this was an opportunity to provide a sensory garden for children with nature-based activities such as food growing , ecological areas sensory and elements for children to immerse themselves within nature etc.

Councillor North proposed a motion to grant planning permission. This was seconded by Councillor Klute and carried.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report

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**TOFFEE PARK, IRONMONGER ROW, LONDON, EC1V 3QS (Item B2)**

Extension and refurbishment of the existing King Square Community Nursery building to create a new Family Hub facility and internal space for the Toffee Park Adventure Playground. Demolition of existing playground shed. Associated landscape improvements to surrounding external spaces also proposed.

(Planning application number: P2024/1331/FUL)

In the discussion the following points were made:

- The application site relates to Toffee Park, within the Radnor Street Open Space. The site is currently occupied by two users, the Kings Square Nursery and the Toffee Park Adventure Playground.
- The nursery is located on the northern half of the site. It is housed in a 2 storey, 1960s, brick and concrete building with sculptural sloping roof form. The adventure play area inhabits the southern end of the site. Along with outdoor play space, it has a single storey timber shed with indoor accommodation.
- The site is surrounded by a high-level, mesh fence which results in the site having very little active frontage. This creates a hostile environment around the site and entrances into both facilities are difficult to locate and in poor quality. Neither facility feels welcoming, and it is not clear whether they are in public or private use.
- There is a MUGA to the rear of the nursery building that is used as a play space during the nursery's operating hours. The MUGA is accessible to the public outside of these hours via a secondary entrance in the park. There is a difference in levels between the nursery and the MUGA and the two spaces have an awkward relationship.
- Radnor Street Open Space, located to the rear of the site, is a constrained and awkward space. It is split into two by a diagonal footpath that connects Lizard Street to Ironmonger Row. The eastern edge of the park is segregated from the main body of the space by thick planting. This blocks views into the park along this edge and creates a dark, uninviting space. Radnor Street Open Space is a designated Site of Importance for Nature Conservation (SINC) and the Toffee Park Adventure Playground is protected through policy and through the Fields in Trust scheme.
- Whilst the application site is adjacent to a number of residential properties, the surrounding area is mixed in character, sitting within the Central Activities Zone. The Whitecross Street and Old Street Local Shopping Areas are also located nearby.
- The site lies partially within the St Luke's Conservation Area (CA16), an important surviving part of historic Finsbury, with a special character and appearance which is desirable to preserve and enhance. The area in the designation is currently occupied by the adventure playground, however the remainder of the site is considered to form part of the Conservation Area's setting.
- The site does not contain any listed or locally listed buildings, however it lies in close proximity to St Lukes Church, which is Grade I Listed and a Local Landmark, as well

as Ironmonger Row Baths which is Grade II listed. The site is also located within the Civil War Defences Archaeological Priority Area.

- It is worth noting that the site is in close proximity to the Finsbury Leisure Centre, a site allocated (site allocation ref: BC4) for the “redevelopment of the existing site to provide new high quality leisure facilities and meet increased demand, as well as a nursery, energy centre, housing (including a significant amount of genuinely affordable housing) and public open space”.
- The Family Hub would provide a range of services for children and young people from birth to 25 years old. The provision of such a service requires a range of spaces, from large flexible rooms for classes/events, to small medical consultation areas. The adventure playground requires a large indoor play area and ancillary accommodation including an office, kitchen, and toilets.
- Key planning considerations include land use; design and conservation; biodiversity, ecology and trees; neighbouring amenity transport and Highways and energy and sustainability.
- In landuse terms, the submitted community needs assessment demonstrates that loss of existing nursery is acceptable with sufficient space available at nearby nurseries to comfortably accommodate local need.
- Planning officer advised that although the family hub offering a range of services such as stay and play and parent and baby sessions; midwifery , infant feeding support; family learning sessions with enhanced support for children with SEND; and CAMHS etc
- In terms of neighbouring amenity, meeting was advised that it has no impact as the proposed hours will open till 5pm.
- Meeting was advised that extensive consultation was undertaken.

Councillor North proposed a motion to grant planning permission. This was seconded by Councillor Klute and carried.

**RESOLVED:**

That following consideration of the case officer’s report (the assessment and recommendations therein), the presentation to Committee, submitted representations, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report

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**SPORTS PAVILION, WRAY CRESCENT OPEN SPACE, WRAY CRESCENT, LONDON, N4 3LP (Item B3)**

Demolition of existing brick pavilion building and erection of a new single storey building for sport and community uses with associated landscaping works.  
(Planning application number: P2024/0369/FUL)

In the discussion the following points were made:

- Planning Officer advised that since the publication of the agenda local planning authority received comments from Sport England a statutory consultee for developments related and impacting sports facilities.
- It was noted that Sports England supports the replacement of the pavilion and does not raise a statutory objection to the application because it broadly accords with exception 2 of Council’s Playing Fields Policy and paragraph 103 of the NPPF.
- In addition Sport England on behalf of ECB and football foundations stated that as a general principle, it supports the design which is largely consistent with its technical specification and involves no loss of green space on a boundary limited site.

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- Meeting was informed of a number of required changes to note is that there is preference towards team changing rooms providing padding up area but no direct sightline to the pitch- a small window being proposed whilst maintaining privacy.
- It was noted that Sports England had a preference towards officials changing having benching outside of the shower area for minimum two people.
- England Cricket Board (ECB) supports the replacement of the pavilion with a design that is fully compliant with Council's technical specification.
- Planning Officer advised that all these have been discussed with applicants who have no objections to the changes.
- Meeting was advised that the application site is an open space which is bounded by Turleway Close to the north-east and Wray Crescent to the south-west. A central path through the park links the two streets with another park providing access from Thorpedale Road. The scale of the park is 2.13 hectares. The park is configured into a main open area to the south which is used for cricket and ac children's play area to the north. There is an existing single storey brick building which facilities the use of the cricket pitch. The existing building has a footprint of 226sqm.
- The site is neither statutorily nor locally listed, nor is it located within a designated conservation area; however, it does immediately adjoin the Tollington Park Conservation Area.
- It was stated that the building has formerly served the existing sports facility of the Open Space (cricket) facility but was deemed structurally unsound in 2018 and as a result has been vacant since. It serves a building footprint of 226sqm and primarily contains changing and shower facilities.
- The proposed building would be finished in a varied tone grey (Rinko Falls) brickwork with a grey zinc sloping roof and light grey window frames. It would incorporate a podium deck and associated landscaping to the north, east and south. The building would incorporate a shallow-pitched green roof and associated security measures throughout. It would be accessible via the Open Space facing elevation and would incorporate the necessary accessibility measures where necessary.
- Planning Officer informed Committee that the existing disused building, which was purpose built as a sports pavilion, would be replaced in its entirety as part of the proposal by a new single storey building. The proposed building would have a very similar footprint to the existing and would be positioned in the same location. It would primarily continue to serve as a sports pavilion but would also introduce a new community use with associated accessible facilities.
- Officers welcome that the previous use of the sports pavilion would be retained at the site and consider the introduction of a new community room to serve as an enhancement of the existing use. Consultations have taken place with Sport England and Policy Officers who have raised no objection towards the combined use of the building as a Sports Pavilion and Community Space.
- Officers also consider the building to be acceptable on design and conservation grounds. The building would retain its single storey footprint and near identical massing. Although the Council's Design & Conservation officers have raised an objection towards the new building on the grounds of appearance, most notably due to the appearance of grey brick design that is proposed, officers consider the proposed building has been designed to serve a purpose and would bring a much-needed improvement on the existing situation. It is also noted that the building does not form part of the Tollington Park conservation area and thus, it is considered that there is scope for a contemporary design.
- The proposal has also been considered to be acceptable on the grounds of amenity. The main point of contention is the introduction of the community use to the building and the resulting impacts this could create to the surrounding occupiers. In this regard, an operational management plan has been obtained by the applicant and a

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condition has been included to ensure the details of the management plan are adhered to throughout the course of the development.

- Meeting was informed that the proposal involves the removal of 6 trees, that Council's tree officer has been consulted on the removal of these features and has raised no objection owing to the low amenity value of the trees and biodiversity features to be removed, the absence of Tree Preservation Orders (TPOs) and the absence of heritage constraints. Notwithstanding, conditions have been recommended for re-planting of tree canopies and associated protection measures.
- Consultation has also been carried out with the Council's Sustainability, Inclusive Design, Transport and Refuse Officers with external consultation also taking place with the Design Out Crime officer. All initial points of concern have been addressed and other pre-commencement conditions have been recommended where necessary to finalise details.
- Associated hard and soft landscaping features are incorporated into the design which includes a new secure side external storage space to accommodate park equipment, with the existing Parks depot space (adjoining the rear elevation) to be retained. 2 no. cycle parking spaces are also included within the building's perimeter surround. The internal refuse arrangements will be managed by the Council's parks team but there is space within the rear depot should extra bins be required.
- On the issue of impact on neighbouring amenity, planning officer advised that the OMP has a service life of ten years which will be reviewed and updated on an annual basis to reflect visitor/stakeholder feedback and the implications for the future management of the park.
- It was noted that given the predominantly residential nature of the immediate vicinity and the relatively low background sound levels that are in place, officers consider a curfew time of 2130hrs to be reasonable in this location.
- Committee received a number of objections on the proposal and included the removal of trees which presently protects residents privacy and amenity, trees should be subject to Tree Protection Orders, no specification consultation on the trees with local residents was undertaken, scheme is contrary to council's net zero policy, removal of trees not compliant with biodiversity net gain, anti social behaviour concerns etc and that scheme should be deferred subject to the bat survey being completed in September.
- Other objections included the proposed storage facility and its purpose, the images provided as part of the application are inadequate, consultation was undertaken during the pandemic so not enough participation and roof not using solar panels.
- In response to objectors concerns, the applicant advised that there is a need to re provide certain services acknowledging that consultation was carried out during covid period via zoom, however posters advertising the scheme was put up around the area. On the issue of storage, meeting was advised that this was to replace what existed previously and followed on from feedback from consultation.
- In addition to the above, applicant informed meeting that the Service has no plans to turn it into commercial use, that it is being promoted and publicised for youth groups and community
- Meeting was advised that strategy has been developed based on site constraints and the size and scale of the project.
- With regards to concerns of type of uses of the community space and sports facility, Councillor Klute moved a motion for applicant to provide a sports pitch management plan, this was seconded by Councillor North. Wording of the condition to be delegated to planning officers in conjunction with the Chair.
- In response to a request from Sports England to reconfigure the layout of the changing room and the shower area, Councillor Klute moved a motion for an additional condition, wording to be delegated to Planning Officers and the Chair. It was seconded by Councillor North.

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- Councillor Convery moved a motion to amend condition 5 regarding the replacement of loss of 6 trees, that at minimum it should be 4 trees for every tree lost and not 2 trees, a total of 24 trees. This was seconded by Councillor North and it was agreed by committee that exact wording be delegated to officers in conjunction with the Chair.
- With regards the replacement of the canopy of trees, Councillor Convery moved a motion to amend condition 6, that this should be done using suitable species so as to be able to replace the canopy within a period of 7 years and not 10 years. This was seconded by Councillor North and it was agreed by committee that exact wording be delegated to officers in conjunction with the Chair.

Councillor North proposed a motion to grant planning permission subject to the additional condition and amending conditions 5 and 6 stated above. This was seconded by Councillor Klute and carried.

### **RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report

The meeting ended at 9.10 pm

**CHAIR**