

Planning Committee - 19 April 2016

Minutes of the meeting of the Planning Committee held at Council Chamber - Town Hall on 19 April 2016 at 7.30 pm.

Present: **Councillors:** Robert Khan (Chair), Kat Fletcher (Vice-Chair), Martin Klute (Vice-Chair), Tim Nicholls and David Poyser

Councillor Robert Khan in the Chair

190 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.

191 APOLOGIES FOR ABSENCE (Item A2)

Apologies for absence were received from Councillors Convery and Spall.

192 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

None.

193 DECLARATIONS OF INTEREST (Item A4)

None.

194 ORDER OF BUSINESS (Item A5)

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

195 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 10 March 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

196 DOVER COURT ESTATE, INCLUDING LAND TO NORTH OF QUEEN ELIZABETH COURT AND GARAGES TO WEST OF AND LAND TO NORTH AND EAST OF THREADGOLD HOUSE, DOVE ROAD; GARAGES TO EAST OF ILFORD HOUSE, WALL STREET; ROMFORD HOUSE MITCHISON ROAD; LAND TO EAST OF WESTCLIFF HOUSE AND ONGAR HOUSE, BAXTER ROAD; LAND TO EAST OF GREENHILLS TERRACE; AND GARAGES TO REAR OF AND BALL COURT TO WEST OF WARLEY HOUSE, BAXTER ROAD, LONDON, N1 (Item B1)

Stopping up of an area of existing highway under Section 247 of the Town and Country Planning Act 1990 to enable the redevelopment of the Dover Court Estate (P2014/3363/FUL).

(Planning application number: P2016/0961/FUL)

In the discussion the following point was made:

- The stopping up would include the small portion of road between Wakeham Street and Tilney Gardens.

RESOLVED:

That the Stopping Up Order be approved subject to the applicant first entering into an indemnity agreement to pay all the council's costs in respect of the stopping up.

197

GARAGES AT THORNTON COURT (TO REAR OF 41-45 HARTHAM ROAD, N7 9JJ) AND UNDERCROFT GARAGES AT 1-12, 43-52 AND 76-98 SURR STREET, LONDON, N7 9EJ (Item B2)

Demolition of 7 single storey garages at Thornton Court; erection of 3 x 4 bedroom, 3 storey townhouses; refurbishment of 39 undercroft garages to form 12 flats (7x1 bed and 5x2 bed); associated landscaping and cycle parking.

(Planning application number: P2015/5073/FUL)

In the discussion the following points were made:

- The planning officer advised that Paragraph 10.53 of the officer report should refer to there being 9 units for social rent and not 12 units as stated in the report.
- Hyde Housing intended to reprovide garages or parking spaces elsewhere on the estate to residents who currently had a garage or parking space. The applicant confirmed that the parking policy was being finalised and the distance between the reprovided parking spaces and garages for disabled people and their homes would be minimised.
- The applicant confirmed that the first letting of the units would be to Hyde Housing residents from Islington, many of which would be downsizing and their current homes would be backfilled. After the first letting, Islington policy would be followed which would allocate 75% to council tenants and 25% to Hyde Housing tenants.
- The conversion of garages into homes was welcomed. It improved surveillance and it was easier to keep the homes above the units warmer when they had heated homes rather than garages below them.
- There was a need to balance the increase in homes with the increase in density and overlooking.

RESOLVED:

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

198

PAUL ANTHONY HOUSE, 724 HOLLOWAY ROAD, LONDON, N19 3JD (Item B3)

Demolition of existing building and construction of a part two, part six storey mixed use building providing 1673sqm of B1(a) office floorspace over basement, ground, first and second floors; and 7 residential flats (1x1 bedroom, 5x2 bedroom, 1x3 bedroom) above.

(Planning application number: P2015/4816/FUL)

In the discussion the following points were made:

- The planning officer advised that the last sentence of condition 6 should be amended to read, "Any space that is not provided as physically separate units and is larger than 90sqm requires details to be submitted and approved by the Local Planning Authority, prior to occupation, demonstrating how the floorspace meets the needs of small and micro enterprises through its design, management and/or potential lease terms".

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- The planning officer advised that TfL had not raised any objection. TfL would be further consulted during the consultation on Condition 4 – Environmental and Construction Management and Logistics Plan (Details).
- The basement would be used for communal storage for the SME workspace.
- Following concern about construction taking place at the same time as the nearby bridge replacement works, the applicant stated that it was likely that construction would not begin for 12-18 months.
- The scheme provided affordable workspace plus a full contribution to offsite affordable housing.

Councillor Klute proposed a motion to include the word “solid” before “brickwork” in Condition 3. This was seconded by Councillor Poyser and carried.

Councillor Nicholls proposed a motion that the construction management plan be approved by the chair. This was seconded by Councillor Klute and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report as amended above 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 8.30 pm

CHAIR