

Planning Committee - 24 March 2015

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 24 March 2015 at 7.30 pm.

Present: **Councillors:** Khan (Chair), Klute (Vice-Chair) (except for Item B1),
R Perry (Vice-Chair), Fletcher, Ismail, Nicholls, Picknell
and Poyser

Councillor Robert Khan in the Chair

82 INTRODUCTIONS (Item A1)

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

83 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Chowdhury and Gantly.

84 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no substitute members.

85 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

86 ORDER OF BUSINESS (Item A5)

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

87 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 24 February 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

88 MORELAND PRIMARY SCHOOL AND CHILDREN'S CENTRE, MORELAND STREET, LONDON, EC1V 8BB (Item B1)

Demolition of existing single storey school and children's centre buildings and redevelopment of the site through the erection of a single replacement part two storey, part three storey building to provide a primary school and children's centre to the north of the site fronting Moreland Street and Gard Street, with landscaped play space provided across the southern part of the site (including provision of a MUGA to the southwest corner of the site), together with associated ancillary development.

(Planning application number: P2014/5103/FUL)

In the discussion the following points were made:

- The planning officer stated that the wording of Condition 9 (Boundary Treatment) should be amended to secure implementation of the approved boundary treatment within six weeks from the date of completion of the final demolition of the existing school building,

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- The planning officer stated that there would be a slight reduction in playspace under the proposed scheme.
- The location of disabled parking bays was considered. The planning officer stated that these could not be provided on Gard Street due to the steep gradient and would instead be located on Moreland Street.

RESOLVED:

That planning permission be granted subject to the prior completion of a Directors' Agreement Letter in order to secure the planning obligations in the case officer's report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management (or, in their absence, the Team Leader Major Applications) plus the conditions and informatives in the case officer's report.

89 NEW RIVER COLLEGE PRIMARY PRU, 1 DOWREY STREET, LONDON, N1 0HY (Item B2)

Demolition of the existing school building and erection of a new, two storey school building to accommodate the existing school and a new school, and a separate single storey building to provide term time accommodation. Associated works including landscaping, provision of playspace, provision of a refuse store, parking and alterations to existing site boundaries.

(Planning application number: P2015/0081/FUL)

In the discussion the following points were made:

- The planning officer stated that the second sentence of Paragraph 10.74 should be amended to read, 'Developments should achieve a total (regulated and unregulated) CO₂ emissions reduction of 30% relative to total emissions from a building which complies with Building Regulations 2010, where connection to a Decentralised Energy Network (DEN) is not possible, such as is the case with the application site'.
- The planning officer stated that Condition 8 should be amended to state that the landscaping scheme should be completed prior to the date two months after first occupation of the proposed development, with the exception of the soft landscaping which should be completed/planted during the first planting season following practical completion of the development hereby approved.
- The planning officer stated that Condition 20 should be amended to require an air quality report to be submitted and agreed by the Local Planning Authority prior to any superstructure works commencing on site.
- The planning officer reported that English Heritage had not commented on the proposal as they considered the impact of the proposal to be similar to that of the existing building.
- The Design and Conservation Officer was of the opinion that any harm to the conservation area and the surrounding listed building would be less than substantial.
- It was not possible to break the leases on the garages on the site.
- The residential provision was for seven days a week during term time.
- Concerns were raised about the potential number of vehicles accessing the site. The applicant confirmed that all pupils currently travelled to the temporary site on the same bus except for pupils from Hackney who travelled to the site by taxi. It was anticipated that the school would use a couple of seven seater vehicles to transport pupils. The weekend shift patterns of staff had not yet been decided but it was anticipated that staff would not drive to the school.
- There would be two car parking spaces for core staff as the children had special requirements, the school was on multiple sites around the borough and children could be visited by health professionals.

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- The location of London Plane trees on the site meant the proposed building could not be located elsewhere on the site.

RESOLVED:

That planning permission be granted subject to the prior completion of a Directors' Agreement Letter in order to secure the planning obligations in the case officer's report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management (or, in their absence, the Team Leader Major Applications) plus the conditions and informatives in the case officer's report with the report and Conditions 8 and 20 amended as above.

90

PACKINGTON SQUARE, ISLINGTON, LONDON, N1 (Item B3)

Stopping up of 4 areas of existing highway under Section 247 of the Planning Act 1990 to enable redevelopment of the Packington Estate (Phase 4).

(Planning application number: P2015/0891/FUL)

In the discussion the following point was made:

- If the committee approved the commencement of the stopping up process, consultation would follow.

RESOLVED:

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

91

ROYAL MAIL HOUSE, 148 OLD STREET, LONDON, EC1V 9BJ (Item B4)

Re-cladding of elevations to Old Street, Bunhill Row and Banner Street, 6th floor extension to Old Street and Bunhill Row, 7th and 8th floor extensions to Old Street to provide additional office floorspace (Use Class B1), creation of new building entrance via Bunhill Row, change of use of the ground floor fronting Old Street to provide flexible retail/restaurant (Use Class A1/A3) units and associated works. The total floorspace to be created by the proposal was 4271sqm (GEA).

(Planning application number: P2014/4519/FUL)

RESOLVED:

That planning permission be granted subject to a the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the council and all persons with an interest in the land (including mortgagees) in order to secure the planning obligations in the case officer's report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or, in their absence, the Deputy Head of Service plus the conditions and informatives in the case officer's report.

92

THE OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN, LONDON, EC1R 0NA (Item B5)

Listed Building Consent for erection of roof extension and alterations to roof to create two roof terraces (including a roof top pool) and insertion of rooflights, installation of roof top plant, replacement of windows, erection of ground floor boundary railings to rear and flank elevations and internal alterations/restoration works (including excavation of sub-basement below yard) to facilitate change of use from Masonic Lodge to a mixed use scheme comprising retail, restaurant/bar, office and Private Member's Club (Sui Generis).

(P2014/4040/LBC)

Change of use from Masonic Lodge to a mixed use scheme comprising retail, restaurant/bar, office and Private Member's Club (Sui Generis), erection of roof extension and alterations to roof to create two roof terraces (including a roof top pool) and insertion of rooflights, installation of roof top plant, replacement of windows, erection of ground floor boundary railings to rear and flank elevations and internal alterations/restoration works (including excavation of sub-basement below yard).

(Planning application number: P2014/3871/FUL)

In the discussion the following points were made:

- Following a member's question, the applicant stated that the swimming pool would be supported structurally.
- Phase three of the heritage work was to the glazed screen and stage four was the work to the roof extension. Details would be included in the construction management plan and the work would be monitored.
- The proposed hours of operation were discussed. If the hours were limited, once a named operator had been found, if the applicant wished to apply for different hours, they could submit an application for consideration.

Councillor Klute proposed a condition (for the listed building consent) which required the letting of both the heritage improvement works contract and the roof extension contact simultaneously. This was seconded by Councillor Fletcher and carried.

Councillor Klute proposed a condition to limit the terminal hours of operation to the standard hours given in the licensing policy, and requested an informative advising that an application may be made to the Council to extend the operating hours once operators were on board and more details of functioning and mitigation were known. This was seconded by Councillor Poyser and carried.

RESOLVED:

That planning permission and listed building consent be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the council and all persons with an interest in the land (including mortgagees) in order to secure the planning objectives in the case officer's report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or, in their absence, the Deputy Head of Service plus the conditions and informatives in the case officer's report and the additional conditions as outlined above, the wording of which was delegated to officers.

93 **THE OLD SESSIONS HOUSE, 22, CLERKENWELL GREEN, LONDON, EC1R 0NA (Item B6)**

Change of use from Masonic Lodge to mixed use scheme comprising retail, restaurant/bar and office (Sui Generis use), erection of roof extension and alterations to roof to create two roof terraces (including a roof top pool) and insertion of rooflights, installation of roof top plant, replacement of windows, erection of boundary railings to rear and flank elevations and internal alterations/restoration works (including lowering of (including excavation of sub-basement below yard).

(Planning application number: P2014/3878/FUL)

Change of use from Masonic Lodge to a mixed use scheme comprising retail, erection of roof extension and alterations to roof to create two roof terraces (including a roof top pool)

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and insertion of rooflights, installation of roof top plant, replacement of windows, erection of boundary railings to rear and flank elevations and internal alterations/restoration works (including lowering of (including excavation of sub-basement below yard) to facilitate change of use of Old Sessions House from Masonic Lodge to a mixed use scheme comprising retail, restaurant/bar, office (Sui Generis use).

(Planning application number: P2014/4039/LBC)

In the discussion the following points were made:

- Following a member's question, the applicant stated that the swimming pool would be supported structurally.
- Phase three of the heritage work was to the glazed screen and stage four was the work to the roof extension. Details would be included in the construction management plan and the work would be monitored.
- The proposed hours of operation were discussed. If the hours were limited, once a named operator had been found, if the applicant wished to apply for different hours, they could submit an application for consideration.

Councillor Klute proposed a condition (for the listed building consent) which required the letting of both the heritage improvement works contract and the roof extension contact simultaneously. This was seconded by Councillor Fletcher and carried.

Councillor Klute proposed a condition to limit the terminal hours of operation to the standard hours given in the licensing policy and requested an informative advising that an application may be made to the Council to extend the operating hours once operators are on board and more details of functioning and mitigation are known. This was seconded by Councillor Poyser and carried.

RESOLVED:

That planning permission and listed building consent be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between the council and all persons with an interest in the land (including mortgagees) in order to secure the planning objectives in the case officer's report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or, in their absence, the Deputy Head of Service plus the conditions and informatives in the case officer's report and the additional conditions as outlined above, the wording of which was delegated to officers.

WORDING DELEGATED TO OFFICERS

This wording has been provided by officers following the meeting and is included here for completeness.

MINUTE 89

NEW RIVER COLLEGE PRIMARY PRU, 1 DOWREY STREET, LONDON, N1 0HY

AMENDED CONDITION 8: Details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:

- Proposed trees, including their location, species, size, and confirmation that existing and proposed underground services would not intrude into root protection areas;
- Soft planting, including details of any grass and turf areas, shrub and herbaceous areas;
- Topographical survey, including details of any earthworks, ground finishes, any topsoiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
- Details of the railings, gates and finial detail (1:10)
- Hard landscaping materials, including ground surfaces including their permeability, kerbs, edges, steps and synthetic surfaces;
- Play equipment and other furniture- elevations and location, material and colour
- Confirmation that all areas of hard landscaping, together with the communal amenity and playspace areas have been designed in accordance with Islington's Inclusive Landscape Design;
- A Landscaping Management Plan describing how the landscaping would be maintained and managed following implementation for a period of 2 years.
- Any other landscaping feature(s) forming part of the scheme.

The landscaping scheme shall be completed prior to the date 2 months after first occupation of the proposed development, with the exception of the soft landscaping which shall be completed/planted during the first planting season following practical completion of the development hereby approved.

The landscaping and tree planting shall have a maintenance/watering provision following planting and any trees or shrubs which die, become severely damaged or diseased shall be replaced with the same species or an approved alternative and to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details (including the Landscape Management Plan) so approved and shall be maintained as such thereafter.

REASON: In the interests of sustainability, to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, to ensure the development is of an inclusive design, and to ensure that a satisfactory standard of visual amenity is provided.

AMENDED CONDITION 20: Prior to any superstructure works commencing on site, an air quality report shall be submitted to and agreed by the Local Planning Authority. The report shall detail:

- the area within the boundary of the site which may exceed relevant national air quality objectives.

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- specify how the detailed application will address any potential to cause relevant exposure to air pollution levels exceeding the national air quality objectives.
- identify areas of potential exposure.
- detail how the development will reduce its impact on local air pollution.

Regard shall be had to the guidance from the Association of London Government “Air quality assessment for planning applications – Technical Guidance Note” and the GLA’s “air quality neutral” policy in the compilation of the report.”

REASON: To protect the amenities of the future users of the site and the neighbouring occupiers.

MINUTE 92

THE OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN, LONDON, EC1R 0NA

ADDITIONAL CONDITION: The café / restaurant (A1/A3 use class), drinking establishment (A4 use class) and Private Members Club (sui generis use class) shall only operate during the hours of:

- 10:00 - 23:30 Monday to Saturday
- 12:00 – 23:00 Sundays

Except on Good Friday: 12:00 to 23:00

Christmas Day: 12:00 to 15:30 and 19:00 to 23:00

New Year’s Eve except on a Sunday: 10:00 until the time authorised on the following day

New Year’s Eve on a Sunday, 12:00 until the time authorised on the following day.

If there are no permitted hours on the following day, 00:30 on the 31st December.

Note: These closure hours are inclusive of a maximum 30 minutes drinking up time.

REASON: In the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within as set out in the Finsbury Local Plan (2013) including policy BC8G that addresses concentration of such uses. Additionally, this condition would secure compliance with policies: DM4.2 and DM4.3 of the Development Management Policies (2013) and the Council’s Licensing Policy which is a material consideration.

ADDITIONAL INFORMATIVE: The applicant may wish to seek to vary the imposed hours of operation condition once known operators are on board for the scheme for all of the uses that require licensing for alcohol including the consented café / restaurant / drinking establishment and Private Members Club. Such an application would be considered on its merits at that time, based on the cumulative impacts in the surrounding area and based on any mitigation and management procedures proposed by the operator / applicant. The council anticipates that separate applications (or different hours of operation) for the different licensable uses may need to be made as they may warrant different permitted hours.

ADDITIONAL LISTED BUILDING CONDITION: Notwithstanding the Construction Phasing Strategy hereby approved, prior to the commencement of any Phase 3 or Phase 4 heritage works (Phasing of Heritage Works is defined in the informatives) the applicant shall submit to the Local Planning Authority and have approved in writing completed (let) Construction Contracts to cover the delivery of both phases 3 (main heritage benefits) and 4 (roof extensions) over the same time period to safeguard the delivery of Phase 3 works.

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REASON: In the interests of securing the heritage benefits in a manner that ensures that the harmful (although less than substantial harm) elements are not delivered in isolation of the significant heritage benefits that form part of the proposals. This is to ensure that due regard is given to the legal requirement to preserve the historic and special interest of designated heritage assets as set out in the NPPF and legislation. Additionally it further reinforces the details within the application and would help to ensure that the scheme will comply with policies DM2.3 of the Development Management Policies (2013).

MINUTE 93

THE OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN, LONDON, EC1R 0NA

ADDITIONAL CONDITION: The café / restaurant (A1/A3 use class), drinking establishment (A4 use class) and Private Members Club (sui generis use class) shall only operate during the hours of:

- 10:00 - 23:30 Monday to Saturday
- 12:00 – 23:00 Sundays

Except on Good Friday: 12:00 to 23:00

Christmas Day: 12:00 to 15:30 and 19:00 to 23:00

New Year's Eve except on a Sunday: 10:00 until the time authorised on the following day

New Year's Eve on a Sunday, 12:00 until the time authorised on the following day.

If there are no permitted hours on the following day, 00:30 on the 31st December.

Note: These closure hours are inclusive of a maximum 30 minutes drinking up time.

REASON: In the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within as set out in the Finsbury Local Plan (2013) including policy BC8G that addresses concentration of such uses. Additionally, this condition would secure compliance with policies: DM4.2 and DM4.3 of the Development Management Policies (2013) and the Council's Licensing Policy which is a material consideration.

ADDITIONAL INFORMATIVE: The applicant may wish to seek to vary the imposed hours of operation once known operators are on board for the scheme for all of the uses that require licensing for alcohol including the consented café / restaurant / drinking establishment and Private Members Club. Such an application would be considered on its merits at that time, based on the cumulative impacts in the surrounding area and based on any mitigation and management procedures proposed by the operator / applicant. The council anticipates that separate applications (or different hours of operation) for the different licensable uses may need to be made as they may warrant different permitted hours.

ADDITIONAL LISTED BUILDING CONDITION: Notwithstanding the Construction Phasing Strategy hereby approved, prior to the commencement of any Phase 3 or Phase 4 heritage works (Phasing of Heritage Works is defined in the informatives) the applicant shall submit to the Local Planning Authority and have approved in writing Construction Contracts let to cover the delivery of both phases over the same period to safeguard the delivery of Phase 4 works.

REASON: In the interests of securing the heritage benefits in a manner that ensures that the harmful (although less than substantial harm) elements are not delivered in isolation of the significant heritage benefits that form part of the proposals. This is to ensure that due regard is given to the legal requirement to preserve the historic and special interest of designated heritage assets as set out in the NPPF and legislation. Additionally it further

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reinforces the details within the application and would help to ensure that the scheme will comply with policies DM2.3 of the Development Management Policies (2013).

The meeting ended at 9.35 pm

CHAIR