

**Planning Sub Committee B - 21 May 2015**

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 21 May 2015 at 7.35 pm.

**Present:**           **Councillors:**       Martin Klute (Chair), Tim Nicholls (Vice-Chair), Paul Convery (Items B2-B5) and Osh Gantly

**Councillor Martin Klute in the Chair**

**98**           **INTRODUCTIONS (Item A1)**

Councillor Klute welcomed everyone to the meeting. Members of the Sub-Committee and officers introduced themselves. The Chair explained that the Sub-Committee would deal with the determination of planning applications and outlined the procedures for the meeting. Councillor Klute also explained that a further consultation for Item B6, Land at rear of 13-17 Thane Villas, had been recently triggered and it had therefore been agreed that this item be deferred to the next meeting of Planning Sub B on the 29 June 2015 to allow for the consultation period.

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

Apologies for absence were received from Councillor Ismail and for lateness from Councillor Convery.

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

None.

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

Councillor Gantly reported that he had met with the applicant regarding Item B4 – 7 Aberdeen Lane and stated that he did not believe this prejudiced his position and that he had an open mind regarding this item.

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

Agenda Item B6 had been withdrawn from the agenda. The order of business would be B1, B4, B3, B5 and B2.

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

That the minutes of the meeting held on the 19 March 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**104**          **139 GROSVENOR AVENUE, N5 2NH (Item B1)**

Demolition of the existing 2-storey semi-detached houses in multiple occupation (HMO-use class C4) and the construction of a new 5-storey (inc lower ground floor) building providing 8 residential dwellings (C3) consisting of 2 x 4 bedroom units and 6 x2 bedroom units with bin storage area to the front, cycle storage area to rear and associated landscaping. (P2014/3449/FUL).

In the discussion the following points were considered:-

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- The concern that two units in the development were significantly over the required floor space and it could be possible to reconfigure the units to increase the number of units.
- It was noted that there had been two viability reports, one in October 2014 and one in March 2015 with higher revised costs. The second study included site specific costs. The first study was based on assumptions made by the applicant. Both studies had been assessed and agreed.
- The daylight/sunlight test on No. 137 was based on an assumption of residential units and not commercial. This was a higher standard of test and the reduction in daylight/sunlight on this property was not sufficient to warrant refusal.
- The daylight and sunlight report did not consider that the proposed development would have an unacceptable impact on the amenity of any of the neighbouring properties.
- The concern of the residents regarding the inaccuracy of the plans and the comment by the case officer that the plans submitted were accurate in his opinion.
- The concern of residents regarding the position of the bike store which could be noisy and could be repositioned away from neighbouring properties.

Councillor Klute proposed a motion that was seconded by Councillor Nicholls and carried.

### **RESOLVED:-**

That the application be refused on the basis of the viability assessment, the number of units and the position of the bike store. The wording to be delegated to officers and appended to the minutes.

**105**

### **21-36 OUTRAM PLACE AND PLAYGROUND AT REAR, N1 0UX (Item B2)**

Permanent retention of the construction and conversion of undercroft car parking area into offices, locker rooms, storage and kitchen facilities and the use of the playground, to the north of Bingfield Street for the parking for service vehicles. (P2014/4049/FUL).

In the discussion the following points were considered:-

- The Sub-Committee noted that the New Homes Board were considering the suitability of housing for this site and for two other local blocks.

Councillor Convery proposed a motion regarding the length of term for the permission which was seconded by Councillor Klute.

### **RESOLVED**

That planning permission be granted for a period of 12 months, subject to the conditions and informative as set out in the report.

**106**

### **68 HANLEY ROAD, N4 3DR (Item B3)**

Erection of single storey side/rear extension at lower ground floor level and installation of sliding folding doors. (P2015/1156/FUL).

In the discussion the following points were considered:-

- The foundations to the extension would be the normal depth considered for a single storey extension.
- The remaining garden space was considered acceptable amenity space.
- Sound insulation and depth of foundation would be dealt with under Building Control regulations.
- The adjoining property had a single storey rear infill extension.

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- Any encroachment on neighbouring properties would need to be dealt with under the Party Wall Act.

### **RESOLVED**

That planning permission be granted subject to the conditions and informative set out in the report.

**107**

### **7 ABERDEEN LANE, N5 2EJ (Item B4)**

Creation of a new roof terrace to existing flat roof of property including installation associated frameless glass balustrade to front elevation and planters to the rear, concealed access hatch, new surfacing, benches and planters. (P2015/0589/FUL).

The typing error at paragraph 6.2 of the report was noted. 2.8m should read 1.8m.

In the discussion the following points were considered:-

- A previous refusal had been dismissed at appeal, however the Inspector had stated that the view from the new roof terrace would be more limited because of the downward angle and that there was already equivalent overlooking from the first floor window.
- The balustrading, planting and benching was set in by 0.8m to reduce overlooking and would also minimise its visibility from the mews and views along Aberdeen Lane.
- There was a proposed condition regarding the balustrade to prevent future removal.
- The proposal related to an existing residential property and was therefore not considered to result in unreasonable noise disturbance from the terrace.

### **RESOLVED**

That planning permission be granted subject to the conditions and informative set out in the report.

**108**

### **GROUND FLOOR, HALIDAY HOUSE, 2 MILDMAY STREET, N1 4NF (Item B5)**

Conversion of disused spaces in the ground floor of Haliday House into 2 no. flats (1 x 1 bed flat and 1 x 2 bedroomed flat) including external alterations to the west elevation and the creation of garden areas including the erection of garden walls. (P2014/3961/FUL).

In the discussion the following points were considered:-

- There would be a loss of five parking spaces. It was noted that two car parking spaces could be allocated to blue badge holders.
- There was a concern regarding the corridor open access to the proposed dwellings and possible anti-social behaviour.

Councillor Klute proposed a motion that was seconded by Councillor Convery.

### **RESOLVED**

That planning permission be granted subject to a Directors level agreement, conditions and informatives as set out in the report and two additional conditions regarding the marking out of two parking bays for blue badge holders and a satisfactory secure entrance flush with the elevation of the building. Wording of the additional conditions to be delegated to officers and appended to the minutes.

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**109**

**13-17 THANE VILLAS, N7 7PH (Item B6)**

Construction of 3 self-contained single storey dwellings to the rear of 13-17 Thane Villas (2 x 3 bed 4 person 1 x 3 bed 5 person) together with associated bin and cycle storage. (P2014/0472/FUL).

**RESOLVED**

That this item be deferred to the next meeting of the Planning Sub B Committee.

The meeting ended at 9.15 pm

**CHAIR**

110 **WORDING DELEGATED TO OFFICERS**

139 Grosvenor Avenue, N5 2NH

Reasons for refusal:-

- The proposed scheme does not result in sustainable development as it fails to maximise the development of this urban site. It fails to deliver a maximum number of units on the site, and consequently fails to deliver affordable housing on the site, of which there is an acute need within the borough, and is therefore contrary to Policy CS12 of the Islington Core Strategy.
- The applicant has failed to submit written confirmation of an agreement to pay the full contribution sought by the Islington Affordable Housing Small Sites Contributions SPD for the number of housing units proposed. The applicant has submitted a viability assessment to demonstrate that the full contribution is not viable and that instead a lesser contribution should be made, however this has not been agreed by the Council. Therefore, the proposal is contrary to policy CS12 Part G of the Islington Core Strategy 2011, the Islington Affordable Housing Small Sites Contributions SPD.
- The proposed bike shed by virtue of its scale and siting on the boundary, is considered to have a detrimental overbearing impact and potential detrimental noise impact on the amenity of the neighbouring property No 137, contrary to policy DM2.1 of Islington's Development Management Policies.

Ground Floor, Holiday House, 2 Mildmay Street, N1 4NF

Additional conditions

CONDITION: Notwithstanding the plans hereby approved, details of the access arrangements including any gates or doors to the building's side elevations shall be submitted and approved in writing by the Local Planning Authority.

REASON: In the interests of safety / security, amenity and to ensure that the resulting appearance and construction of the development is of a high standard.

CONDITION: Notwithstanding the plans hereby approved, a plan showing two wheelchair accessible parking bays shall be submitted to and approved by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: To secure the provision of accessible homes that meet the needs of all residents.