

London Borough of Islington

Planning Sub Committee A - 7 June 2016

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 7 June 2016 at 7.30 pm.

Present: **Councillors:** Tim Nicholls (Vice-Chair, in the Chair), Paul Convery,
Una O'Halloran, David Poyser and Kat Fletcher
(Substitute) (In place of Martin Klute)

Councillor Tim Nicholls in the Chair

178 INTRODUCTIONS (Item A1)

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

179 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Klute.

180 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Fletcher substituted for Councillor Klute.

181 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

182 ORDER OF BUSINESS (Item A5)

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

183 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 12 April 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

184 **15 BLYTHWOOD ROAD, LONDON, N4 4EU (Item B1)**

Demolition of the existing building and erection of a building containing 9 apartments with associated access, refuse and cycle storage.

(Planning application number: P2015/2584/FUL)

In the discussion the following points were made:

- Concern was raised about the three different viability assessments. The planning officer advised that the applicant's initial assessment was incorrect so the council had undertaken a further assessment. Over a period of 3-4 months, more data had been inputted into the assessment and the third more accurate assessment was produced.
- The applicant had signed the statutory declaration.

RESOLVED:

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

185 **4, UNION WHARF, ARLINGTON AVENUE, LONDON, N1 7BL (Item B2)**

Erection of roof level extension to replace existing roof level conservatory.

(Planning application number: P2016/0765/FUL)

In the discussion the following point was made:

- The proposal was policy compliant.

RESOLVED:

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

186 **FORMER PUBLIC CONVENIENCE, CLERKENWELL GREEN, LONDON, EC1 (Item B3)**

Proposed change of use of former public toilets to an A3/D1 space (sui generis), plus external alterations to surface including structural glazing, new surfacing, new ventilation housing, removal of asphalt to steps, new entrance door.

(Planning application number: P2015/4907/FUL)

In the discussion the following points were made:

- Accessibility was discussed.
- The planning officer confirmed that the site was between two Employment Priority Areas.
- There had been three consultations. In the first consultation there had been a discrepancy with the site plan, in the second there had been an omission and the third met the full statutory obligations.
- In response to a query from a member about whether the council had looked at reopening the toilets, the planning officer advised that the committee had to decide

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on the application before them. However, this would not prevent alternative schemes being submitted.

- The planning officer advised that the land did not constitute open space as it was developed land and was subterranean.
- No concerns had been made by the Design and Conservation Officer.
- There would be limited change at ground level. It was considered that the addition of Luxcrete and new fixtures and fittings would be an enhancement.
- The building was not listed.
- In the proposal, seven of the existing urinals would remain.

RESOLVED:

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

187

MORELAND STREET AND CENTRAL STREET (NORTH OF MACCLESFIELD ROAD), ADJACENT TO KESTREL HOUSE, ISLINGTON, LONDON, N1 (Item B4)

Stopping Up Order under Section 247 of the Planning Act 1990 to un-adopt part of the existing pavement on Moreland Street and Central Street.

(Planning application number: P2016/1703)

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.

The meeting ended at 8.35 pm

CHAIR