

London Borough of Islington

**Planning Sub Committee A
3 March 2014**

Minutes of the meeting of the Planning Sub Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on 3 March 2014 at 7.30pm.

Present: **Councillors:** Councillor Rupert Perry, George Allan, Councillor Phil Kelly and Councillor Claudia Webbe (for Items B2, B3 and B4)

Councillor Rupert Perry in the Chair

373 INTRODUCTIONS (Item A1)

Councillor Rupert Perry 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.

374 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

375 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

376 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

377 ORDER OF BUSINESS (Item A5)

The order of business would be as per the agenda.

378 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE A MEETING HELD ON 28 JANUARY 2014 (Item A6)

RESOLVED:

That the minutes of the meeting held on 28 January 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

379 31-41 PEAR TREE STREET, LONDON, EC1V 3AG (Item B1)

Erection of single storey structure on roof for use as 1 x 2 bedroom flat.

(Planning application number: P2013/4475/FUL)

During the discussion of the application the following key issues were considered:

- The applicant confirmed that this proposal had only been discussed in the last 12 months and there were currently no plans for any further development on the site.
- The Committee discussed whether the new application had sufficiently addressed the issue of outlook. A member raised concern that the previous application had just been refused on outlook grounds when a sense of enclosure, outlook and amenity had been discussed and were relevant.

RESOLVED:

That planning permission be granted subject to a Section 106 agreement and the conditions and informatives in the case officer's report.

380 CONTINENTAL CARS CENTRE, 26 CAMPDALE ROAD, ISLINGTON, LONDON, N7 0EB (Item B2)

Demolition of existing single storey car showroom with ancillary workshop (Sui Generis) in association with redevelopment and change of use of site to provide seven residential units (comprising four x five-bedroom houses, two x four-bedroom houses and one x two-bedroom flat). Proposal comprises creation of a terrace of three x three storey over basement (plus roof space) townhouses and one x two-bedroom

Planning Sub-Committee A – 3 March 2014

ground floor flat fronting Campdale Road, creation of three x two storey over basement contemporary houses to rear of site, together with associated hard and soft landscaping.

(Planning application number: P2012/0419/FUL)

During the discussion of the application the following key issues were considered:

- The implications of noise from the beer garden next door were discussed.
- The location of the bicycle and refuse storage was outlined.
- Trellis or fencing could be used on top of the wall at the rear of the development to improve security.

Councillor Rupert Perry proposed a motion to condition that trellis or fencing of at least 50cm high be added to the wall at the rear of the development to increase security. This was seconded by Councillor Kelly and carried.

RESOLVED:

That planning permission be granted, subject to a section 106 agreement and the conditions and informatives in the report plus the amended condition 5 as outlined above, the wording of which was delegated to officers.

381 GRAHAM STREET OPEN SPACE, GRAHAM STREET, LONDON, N1 (Item B3)

Demolition of existing boundary wall and piers at entrance to Graham Street Park and replacement with metal railings 1.5m in height.

(Planning application number: P2013/4871/FUL)

During the discussion of the application the following key issues were considered:

- The style of the railings was discussed. The proposed railings would match the other railings around the park.

Councillor Allan proposed a motion to add an informative requesting that spiked railings were not used for safety reasons. This was seconded by Councillor Rupert Perry and carried.

RESOLVED:

That planning permission be granted, subject to the conditions in the report plus an additional informative as outlined above, the wording of which was delegated to officers.

382 NEWINGTON GREEN CONSERVATION AREA BOUNDARY EXTENSION (Item B4)

RESOLVED:

- 1) That the outcome of the public consultation and the proposed extension of the Newington Green Conservation Area boundary be noted;
- 2) That it be recommended that the Director of Environment and Regeneration approve the extension (under his delegated powers);
- 3) That (if approved) officers be instructed to bring the designation into immediate effect and to notify local residents, businesses and other known interested parties.

383 URGENT NON EXEMPT MATTERS (Item C)

There were no urgent non-exempt items.

The meeting ended at 8.50 pm

CHAIR:

**Please note all committee agendas, reports and minutes
are available on the council's website
www.islington.gov.uk/democracy**

WORDING DELEGATED TO OFFICERS

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

MINUTE 380

CONTINENTAL CARS CENTRE, 26 CAMPSDALE ROAD, ISLINGTON, LONDON, N7 0EB (Item B2)

Amended Condition 5:

Details of boundary treatments (including internal boundary treatment within the site between gardens) shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the development. The details shall include: all walls, fencing, gates, footings, their design, appearance and materials, the details shall indicate whether the boundary treatments form proposed, retained or altered boundary treatments. The details shall also include a trellis or similar form of enclosure of minimum 0.5m height to be added to the top of the 2.5m high brick boundary wall with the Tufnell Park Playing Fields.

The boundary treatments shall be carried out strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter.

REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure.

MINUTE 381

GRAHAM STREET OPEN SPACE, GRAHAM STREET, LONDON, N1 (Item B3)

Additional Informative:

The applicants are advised that spiked finials should not be used as part of this development.