

London Borough of Islington
DRAFT
Planning Sub-Committee A
Tuesday 12 July 2011

Minutes of the meeting of the Planning Sub-Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on Tuesday 12 July 2011 at 7.30pm.

Present: Councillors: Councillor George Allan, Councillor Wally Burgess, Councillor Joe Caluori and Councillor Robert Khan.

Also present: Councillors: Councillor Phil Kelly and Councillor Michael O'Sullivan.

Councillor Caluori in the Chair

118 INTRODUCTIONS (Item A1)

Councillor Caluori welcomed everyone to the meeting. The Chair explained that the Sub-Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

119 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Steph Charalambous.

120 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

121 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

122 ORDER OF BUSINESS (Item A5)

The order of business would be as follows:
Items B4, B2, B3 and B1.

123 CONFIRMATION OF THE MINUTES OF PLANNING SUB-COMMITTEE A HELD ON TUESDAY 17 MAY 2011 (Item A6)

RESOLVED:

That the minutes of the meeting held on Tuesday 17 May 2011 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

124 BEDFORD TAVERN PUBLIC HOUSE, 160, SEVEN SISTERS ROAD, ISLINGTON, LONDON, N7 7PT (Item B1)

Conversion of upper parts of the main public house to four self-contained flats and the erection of a mansard roof at the rear associated with the creation of a four storey (including basement) dwelling.

(Planning application number: P101452)

The planning officer reported that there were three amendments to the report as follows:

- Due to a typographical error, there were two conditions labelled 'condition 12' on page 16 and 17 of the report and for the purposes of clarity, condition 12 regarding refuse storage would be a new condition 13.
- Condition 12 on page 16 of the report should be amended to contain the most recent version of standard wording regarding sound insulation.
- Condition 3 on page 15/16 of the report should be amended to state that the existing historic timber sash windows should be retained as they are.

During the discussion, the following main points were made:

- Consideration of this application had been deferred from the meeting of the Planning Sub-

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Committee A on 17 May 2011.

- Members had visited the site and the issues of overlooking and privacy had now been addressed.
- Condition 13 on page 17 of the report should be amended to read 'prior to the practical completion of the dwellings hereby approved' rather than 'prior to first occupation'.
- An additional informative should be attached to the recommendation making it clear that permission was only granted as per the approved plans to assist the enforcement officers to resist any alternative development.

Councillor Caluori proposed a motion for an amended condition 13 and an additional informative which was seconded by Councillor Khan and agreed.

RESOLVED:

1. That planning permission be granted subject to the amended conditions 3, 12 and 13 and the additional informative and the conditions and informative in the case officer's report and the reasons for granting being recommendations A to B within appendix one of the case officer's report.
2. That the exact wording of the amended conditions 3, 12 and 13 and the additional informative be delegated to officers and be attached to the minutes.

125 134 LIVERPOOL ROAD, N1 (Item B2)

Redevelopment within retained enclosing walls, including excavation to form new basement level across all of the site except the archway access beneath the frontage building on Liverpool Road. Formation of shared office workspace at basement and ground floor. Erection of five basement and four-storey dwellings on northern section of site.

(Planning application number: P100738)

The planning officer reported that a supplementary report had been tabled which contained two replacement reasons for refusal and an additional reason for refusal, a copy of which would be interleaved with the agenda.

The Sub-Committee noted that this application had been brought forward for consideration at the request of Councillor Murray and that this had been seconded by the Chair.

During the discussion, the following main points were made:

- Concern was raised as to the effect the proposal could have on the character of the Barnsbury Conservation Area.
- Members expressed concern that the replacement office accommodation was substandard to the existing office accommodation, due to its location at basement level and would therefore not be attractive to the full range of B1 uses to the same degree as the existing office accommodation.
- The proposed glazed screens would result in an excessive sense of enclosure to the detriment of neighbouring amenity.
- The creation of the basement level and the proposed glazed screens would result in significant damage to the roots and canopy of the existing trees.
- The previous appeal decision was material consideration to take be taken into account but was not binding on members. The weight to be attached to the decision was up to members.

RESOLVED:

That planning permission be **REFUSED**.

REASONS FOR REFUSAL:

Basement Level Office Accommodation

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REASON: The resulting replacement office (class B1) accommodation due to its basement level location and intimate shared access with domestic residential use would result in substandard office accommodation detrimental to its viability, usability and would not be attractive to the full range of B1 uses to the same degree as the existing office (class B1) accommodation. The proposal is therefore contrary to policy CS13 of the Islington Core Strategy 2011 and policies: D3, E4 and E13 of the Islington Unitary Development Plan 2002.

Glazed Screens to Boundaries

REASON: The glazed screens mounted on top of the boundary walls would result in an excessive sense of enclosure to the detriment of future existing neighbouring residential amenity. The proposal is therefore contrary to policies D3 and H3 of the Islington Unitary Development Plan 2002.

Impact on Trees

REASON: The proposed creation of a basement level would result in significant root truncation / disturbance, severely and adversely affecting the health and amenity value of existing trees neighbouring the application site; and the proposed erection of glazed screens would result in the need for extensive crown pruning and is likely to lead to post development pressure for ongoing crowning pruning or removal in order to provide acceptable relationship between the resulting development and trees. The scheme is therefore considered to be contrary to policy: 3D.15 of the London Plan 2008 and policy Env6 of the Islington Unitary Development Plan 2002.

126 134 LIVERPOOL ROAD, N1 (Item B3)

Conservation Area consent.

(Planning application number: P100739)

RESOLVED:

That Conservation Area consent be **REFUSED**.

REASON:

The demolition of the existing buildings in the absence of an approved scheme for the redevelopment of the site would be premature and conflict with the objectives of Policy CS9 of Islington's Core Strategy 2011 and of Policy D21 of the Islington Unitary Development Plan 2002.

127 THE BEAUX-ARTS BUILDING, 10-18 MANOR GARDENS, N7 6JW (Item B4)

Formation of one two-bedroom maisonette.

(Planning Application Number: P110321)

The Sub-Committee noted that a supplementary report had been tabled which contained details of conditions omitted from the original report and a revised reason for grant, a copy of which would be interleaved with the agenda.

During the discussion, the following main points were made:

- The proposed development complied with all of the relevant policies in the Development Plan (London Plan 2008, Unitary Development Plan 2002 and the Core Strategy) and the Mayor of London's Interim Housing Standards and this included the policies regarding housing density.
- Condition 4 made it clear that adequate sound insulation and noise control measures would be installed which would address the concerns regarding levels of noise.
- The previous appeal decision on the site was a material consideration to be taken into account. The decision was not binding on members and the weight to be attached to the it was up members. In particular, the decision could be distinguished on the facts.
- The concern about establishing a precedent was likely to be unfounded based on the very specific facts of this application.

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RESOLVED:

That planning permission be granted, subject to the conditions and informatives in the case officer's report and the reasons for granting being recommendations A to B within appendix one of the case officer's report.

128 ACTION TAKEN UNDER DELEGATED AUTHORITY BY AUTHORISED OFFICERS (Item C1)

RESOLVED:

That the report be noted.

129 URGENT NON EXEMPT MATTERS (Item D)

There were no urgent non-exempt items.

The meeting ended at 8:40 pm

CHAIR:

**Please note all Sub-Committee agendas, reports and minutes
are available on the council's website**

www.islington.gov.uk/democracy

WORDING DELEGATED TO OFFICERS

In accordance with the Sub-Committee's resolutions the following wording has been drafted by officers -

124 BEDFORD TAVERN PUBLIC HOUSE, 160, SEVEN SISTERS ROAD, ISLINGTON, LONDON, N7 7PT (Item B1)

AMENDED CONDITION 3:

Notwithstanding the approved plans permission is not granted for the removal of any historic timber sash windows. The all existing windows shall be retained unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To ensure that the local planning authority may be satisfied with the external appearance of the building, and to comply with policy d4 of Islington's UDP.

AMENDED CONDITION 12:

Full particulars and details of a scheme for sound insulation between the residential units hereby approved, as well as with adjacent residential properties, shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be installed before the units hereby permitted are occupied, and permanently retained thereafter. Necessary parameters regarding noise levels in accordance with the British Standards (noted below):

The sound insulation and noise control measures shall be installed/undertaken to achieve the following internal noise targets (in line with BS 8233:1999): Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast) Living Rooms (07.00-23.00 hrs) 30 dB LAeq, Kitchens, bathrooms, WC compartments and utility rooms (07.00 –23.00 hrs) 45 dB LAeq The sound insulation and noise control measures shall be implemented prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

REASON:

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To protect the amenities of the occupiers of residential accommodation, and to comply with policies d3 and env17 of Islington's UDP.

AMENDED CONDITION 13:

Details of refuse storage shall be submitted to and approved in writing by the Local Planning Authority and the details approved shall be implemented prior to the practical completion of the dwellings hereby approved.

REASON:

To protect the amenities of the occupiers of residential accommodation, and to comply with policies d3 and env17 of Islington's UDP.

ADDITIONAL INFORMATIVE:

The applicant is advised that this case has been passed to the council's Enforcement Team for consideration. Any structures not forming part of the approved plans and not removed following this approval will be investigated.