

**London Borough of Islington**  
**DRAFT**  
**Planning Sub-Committee A**  
**Tuesday 18 October 2011**

Minutes of the meeting of the Planning Sub-Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on Tuesday 18 October 2011 at 7.30pm.

**Present: Councillors:** Councillor George Allan, Councillor Wally Burgess, Councillor Joe Caluori and Councillor Alice Perry.

**Also present: Councillor:** Councillor Kate Groucutt.

**Councillor Caluori in the Chair**

**142 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.

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

Apologies were received from Councillor Robert Khan.

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

There were no declarations of substitute members.

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

None.

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

The order of business would be as per the agenda.

**147 CONFIRMATION OF THE MINUTES OF PLANNING SUB-COMMITTEE A HELD ON TUESDAY 6 SEPTEMBER 2011 (Item A6)**

**RESOLVED:**

That the minutes of the meeting held on 6 September 2011 be agreed.

**148 121, MILDMAY ROAD, ISLINGTON, LONDON, N1 4PT (Item B1)**

Demolition of non-original extensions and replacement with a two-storey extension; conversion of main house from two x two-bed flats to two x two-bed flats and one x one-bed flat. Provision of two x two bed flats fronting Wolsey Road. Demolition of vacant outbuilding and garage and erection of a contemporary dwelling house (three-storeys over basement).

(Planning application number: P110716)

The Planning Officer informed the Sub-Committee of corrections to the report as follows -

- The words 'hereby approved' should be deleted after the words 'approved plans' in Condition 5 on page 21.
- The word 'sash' should be removed before the word 'windows' in the second paragraph of condition seven on page 22.
- The year '2002' should replace the year '2011' after the words 'Islington Planning Standard Guidelines' in paragraph 35 on page 18.

During the discussion the following main points were made –

- The repair and restoration of the house at number 121 was in poor condition and its repair and restoration was welcomed.
- Conditions proposed to be imposed on the planning permission largely addressed the conservation and design officer's concerns regarding design and materials.
- Concern was raised that two of the units would fail to meet the Gross Internal Area (GIA) minimum requirements of 61sqm for a two-bed three persons dwelling and 50sqm for a one-bed two persons dwelling, as specified in the London Plan 2011.
- Concern was raised by some members that the proposed scheme was 'overdevelopment' of the site.
- Concern was raised that the proposed four-storey building at the end of a three-storey terrace was out of context with the surrounding area; however the provision of stairs to the entranceway, as per the neighbouring properties, would not provide the level access required to meet the needs of disabled people.

Councillor Caluori proposed a motion to refuse the planning application which was seconded by Councillor Perry and carried. Councillor Allan voted against this motion. .

**RESOLVED:**

1. That planning permission be REFUSED.
2. That the exact wording of the reasons for refusal be delegated to officers and be attached to the minutes.

**REASONS:**

The proposal would be overdevelopment and was contrary to the London Plan 2011.

**149 36, DALMENY ROAD, ISLINGTON, LONDON, N7 0DY (Item B2)**

Erection of single storey ground floor rear and side extension.

(Planning application number: P111883)

The Planning Officer informed the Sub-Committee of a correction to the report as follows –

- References to conservation area policies D24 and D28 should be removed from pages 29, 31 and condition 3 on page 33 as they were added in error and were not included in consideration of the application.

During the discussion the following main points were made –

- The proposal passed the BRE daylight and sunlight tests applied to assess the impact on light to neighbouring properties as a result of new development.
- Consideration was given to the objections raised, however the proposed development was not considered to adversely harm the amenity including daylight, sunlight, outlook or increased sense of enclosure of adjoining occupiers to the extent that it warranted a refusal. The development was consider to comply with the Development Plan.

Councillor Burgess abstained from the vote for this item.

**RESOLVED:**

That planning permission be granted subject to the conditions 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.

**150 11-12, GREAT SUTTON STREET, ISLINGTON, LONDON, EC1V 0BX (Item B3)**

Application to extend the time limit for the implementation of planning permission reference P080779 (dated 15/09/08) for the 'erection of a part one storey, part two storey addition to roof of existing building containing three no new residential units. Refurbishment of Great Sutton Street elevation and communal stairwell'.

(Planning application number: P111455)

During the discussion, the following main point was made:

- A daylight and sunlight test had been carried out on the original application and the proposal was and remained generally compliant with BRE guidelines.
- Members were advised that whilst they could reconsider all the issues raised on the original application it would not be improper to limit considerations to issues arising from changes in policy since the original planning permission had been granted.

**RESOLVED:**

That planning permission be granted subject to the conditions and the 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.

**151 23, GERRARD ROAD, ISLINGTON, LONDON, N1 8AY (Item B4)**

Listed building consent in connection with the demolition of existing rear projection and erection of a full width single storey and part two storey extension to rear of property. Together with installation of new windows, stair and railings to front ground floor and basement levels and installation of new exercise pool to the rear garden. Various internal alterations to the building and other minor external alterations proposed.

(Planning application number: P111213)

**RESOLVED:**

That listed building consent be granted subject to the conditions 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.

**152 23, GERRARD ROAD, ISLINGTON, LONDON, N1 8AY (Item B5)**

Demolition of existing rear projection and erection of a full width single storey and part two storey extension to rear of property. Together with installation of new windows, stair and railings to front ground floor and basement levels and installation of new exercise pool to the rear garden. Various other minor alterations proposed.

(Planning application number: P111214)

**RESOLVED:**

That planning permission be granted subject to the conditions 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.

**153 DAVINA HOUSE, 137-149, GOSWELL ROAD, ISLINGTON, LONDON, EC1V 7ET (Item B6)**

The installation of three no. antennas, three no. 600mm dish antennas and two no. equipment cabinets to the rooftop of Davina House for the provision of 4G coverage

(Planning application number: P111738)

**RESOLVED:**

That planning permission be granted subject to the conditions 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.

**154 ACTION TAKEN UNDER DELEGATED AUTHORITY BY AUTHORISED OFFICERS (ITEM C1)**

**RESOLVED:**

That the report be noted.

**155 URGENT NON EXEMPT MATTERS (Item D)**

There were no urgent non-exempt items.

The meeting ended at 9:10pm.

**CHAIR:**

**Please note all Sub-Committee agendas, reports and minutes  
are available on the council's website  
[www.islington.gov.uk/democracy](http://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 -

**148 121, MILDMAY ROAD, ISLINGTON, LONDON, N1 4PT (Item B1)**

**REASONS FOR REFUSAL:**

The proposal is considered to be an over development of the site resulting in substandard residential accommodation by virtue of cramped residential units and associated gardens. The proposal is therefore contrary to the standards for new residential accommodation set out in the 2011 London Plan; the standards for outdoor amenity space set within the Planning Standard Guidelines (2002); Policy CS9 (Protecting and enhancing Islington's built and Historic Environment) and Policy CS12 (Meeting the Housing Challenge) of the Islington Core Strategy 2011; Policies H6 (Garden Land), H7 (Standards and Guidelines), H8/H9 (The Conversion of Existing Property) and H10 (New Development) of the Unitary Development Plan (2002).