

Planning Sub-Committee A – 24 April 2012

London Borough of Islington

Planning Sub-Committee A 24 April 2012

Minutes of the meeting of the Planning Sub-Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on Tuesday 13 March 2012 at 7.30pm.

Present: Councillors: Councillor George Allan (for items B1, B2, B3 B4 and B5), Councillor Wally Burgess, Councillor Joe Caluori, Councillor Robert Khan, Councillor Alice Perry and Councillor David Wilson (for items B6 and B7).

Also present: Councillor: Councillor Paul Convery.

Councillor Caluori in the Chair

192 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.

193 APOLOGIES FOR ABSENCE (Item A2)

None.

194 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor David Wilson substituted for Councillor George Allan for items B6 and B7 'Land Rear Of 28 Amwell Street (Engine / Pump House and Adjacent Stores Buildings – also Known as New River Head), London EC1'.

195 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

196 ORDER OF BUSINESS (Item A5)

The order of business would be as follows: Items B6, B7, B5, B1, B2 and B3. The Sub-Committee agreed that item B4 '9 Ashley Road, Islington, London, N19 3AG' should be withdrawn from the agenda.

197 CONFIRMATION OF THE MINUTES OF PLANNING SUB-COMMITTEE A HELD ON 13 MARCH 2012 (Item A6)

RESOLVED:

That the minutes of the meeting held on 13 March 2012 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

198 35 GILLESPIE ROAD, LONDON, N5 1LH (Item B1)

The erection of a roof extension on the closet wing of the property.

(Planning application number: P120559)

RESOLVED:

That Certificate of Lawfulness be granted subject to 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.

199 59 BRITTON STREET ISLINGTON LONDON EC1M 5UU (Item B2)

Demolish the existing detached studio building at the rear of number 59 Britton Street and erect a five storey single family dwelling on a smaller footprint.

(Planning application number: P111977)

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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.

200 59 BRITTON STREET ISLINGTON LONDON EC1M 5UU (Item B3)

Demolish the existing detached studio building at the rear of number 59 Britton Street and erect a five storey single family dwelling on a smaller footprint.

(Planning application number: P111978)

RESOLVED:

That listed building consent 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.

201 9 ASHLEY ROAD, ISLINGTON, LONDON, N19 3AG (Item B4)

Retention of ground floor rear extension, conversion to provide three self-contained dwellings together with retention of wall and railing to front boundary.

(Planning application number: P112095)

The Sub-Committee noted that new information had recently been submitted by the applicant and that the incorrect plans had been published to the Council's website.

RESOLVED:

That consideration of the application be DEFFERED.

REASONS:

To enable the recently submitted information to be considered and for the correct plans to be published to the Council's website.

202 THORNHILL HOUSES, 88, THORNHILL ROAD, ISLINGTON, LONDON, N1 1PA (Item B5)

Installation of a satellite dish and associated mast, cabling and boxes.

(Planning application number: P112734)

During the discussion, the following main points were made –

- The proposal should be considered as largely retrospective as works had already been carried out.
- The aerial boxes had been located to enable engineers to access them for maintenance purposes.
- More consideration should be given on the location of aerial and boxes such as whether they could be located at roof level.
- Consideration should be given as to whether the satellite dish could be relocated on the roof.

Councillor Khan proposed a motion to defer the application. This was seconded by Councillor Allan and carried.

RESOLVED:

That consideration of the application be DEFERRED.

REASON:

To ascertain whether it would be possible to relocate the satellite dish to the roof.

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Councillor Allan left the room during the determination of items B6 and B7 as he spoke to object to the applications.

203 **LAND REAR OF 28 AMWELL STREET (ENGINE / PUMP HOUSE AND ADJACENT STORES BUILDINGS – ALSO KNOWN AS NEW RIVER HEAD), LONDON EC1 (Item B6)**

Various alterations and extensions to the Engine / Pump House building, ancillary stores buildings and the windmill base in association with the conversion of existing buildings to a mixed use development comprising seven residential units and B1 (office) / D1 floorspace. Notable works include the rebuilding of a lean to structure, formation of lower ground floor and rear extensions to single storey stores south building, insertion of a new floor within southern building and various fenestration alterations to the buildings. Proposal also includes the formation of new pedestrian entrances and accesses from Myddleton Passage and Amwell Street, and various hard / soft landscaping works across the site including forms of enclosures. (Associated listed building consent application reference P120454 also submitted).

(Planning application number: P120454)

The Planning Officer stated that an addendum report had been tabled, a copy of which would be interleaved with the agenda.

During the discussion, the following main points were made –

- Members expressed concern that the proposal would harm the heritage of the site which was of national, historical and architectural importance.
- It was considered that the benefits to the community, when balanced against the harm to the site, did not outweigh the harm.
- The offer of provision of part of the site for office/community use purposes was unconvincing.
- The proposal failed to provide adequate public access to the site and the level of safety afforded was unknown.
- The proposal did not provide any affordable or social housing.

Councillor Khan proposed a motion to refuse the application. This was seconded by Councillor Caluori and carried.

RESOLVED:

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

REASONS:

The harm to the heritage asset caused by the alterations was not outweighed by the benefit of bringing the site back into use and clear and convincing justification for the harm to the Grade II listed building had not been provided.

204 **LAND REAR OF 28 AMWELL STREET (ENGINE / PUMP HOUSE AND ADJACENT STORES BUILDINGS – ALSO KNOWN AS NEW RIVER HEAD), LONDON EC1 (Item B7)**

Various alterations and extensions to the Engine / Pump House building, ancillary stores buildings and the windmill base in association with the conversion of existing buildings to a mixed use development comprising seven residential units and B1 (office) / D1 floorspace. Notable works include the rebuilding of a lean to structure, formation of lower ground floor and rear extensions to single storey stores south building, insertion of a new floor within southern building and various fenestration alterations to the buildings. Proposal also includes the formation of new pedestrian entrances and accesses from Myddleton Passage and Amwell Street, and various hard / soft landscaping works across the site including forms of enclosures. (Associated listed building consent application reference P120454 also submitted).

(Planning application number: P120454)

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The Planning Officer stated that an addendum report had been tabled, a copy of which would be interleaved with the agenda.

Councillor Khan proposed a motion to refuse the listed building consent. This was seconded by Councillor Burgess and carried.

RESOLVED:

1. That the listed building consent be REFUSED.
2. That the exact wording of the refusal be delegated to officers and be attached to the minutes.

REASONS:

The harm to the heritage asset caused by the alterations was not outweighed by the benefit of bringing the site back into use and clear and convincing justification for the harm to or loss of the Grade II listed building had not been provided.

205 URGENT NON EXEMPT MATTERS (Item C)

There were no urgent non-exempt items.

The meeting ended at 9:05 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

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

203 LAND REAR OF 28 AMWELL STREET (ENGINE / PUMP HOUSE AND ADJACENT STORES BUILDINGS – ALSO KNOWN AS NEW RIVER HEAD), LONDON EC1 (Item B6)

REASONS FOR REFUSAL:

The proposed works would cause substantial harm to the significance of a heritage asset and its setting, adversely affecting their special architectural and historic interest contrary to paragraphs 131, 132, and 133 of policy 12 (conserving and enhancing the historic environment) of the National Planning Policy Framework 2012, policy 7.8 (sustaining and enhancing the significance of heritage assets) of the London Plan 2011 and policy CS9 (protecting and enhancing Islington's built and historic environment) of Islington's Core Strategy 2011.

204 LAND REAR OF 28 AMWELL STREET (ENGINE / PUMP HOUSE AND ADJACENT STORES BUILDINGS – ALSO KNOWN AS NEW RIVER HEAD), LONDON EC1 (Item B7)

REASONS FOR REFUSAL:

The proposed works would cause substantial harm to the significance of a heritage asset and its setting, adversely affecting their special architectural and historic interest contrary to paragraphs 131, 132, and 133 of policy 12 (conserving and enhancing the historic environment) of the National Planning Policy Framework 2012, policy 7.8 (sustaining and enhancing the significance of heritage assets) of the London Plan 2011 and policy CS9 (protecting and enhancing Islington's built and historic environment) of Islington's Core Strategy 2011.