

**London Borough of Islington
Planning Sub-Committee A
25 October 2012**

Minutes of the meeting of the Planning Committee held at the Town Hall, Upper Street, Islington, N1 2UD on 25 October 2012 at 7.30pm.

Present: Councillors: George Allan, Rhiannon Davis, Troy Gallagher, Phil Kelly and Robert Khan.

Also present: Councillors: Paul Convery, Tracey Ismail.

Councillor Rhiannon Davis in the Chair

242 INTRODUCTIONS (Item A1)

Councillor Davis 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.

243 APOLOGIES FOR ABSENCE (Item A2)

None.

244 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

None.

245 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

246 ORDER OF BUSINESS (Item A5)

The order of business would be as follows:
Items B1, B2, B3, B7, B5, B6 and B4.

247 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE HELD ON 10 SEPTEMBER 2012 (Item A6)

The Legal Officer reported that the wording of the decision regarding minute 238 'Highbury Roundhouse Youth Centre Rear of 71, Ronalds Road, Islington, London, N5 1XB' should be amended by adding the words "Subject to no objection by the Secretary of State"

RESOLVED:

That subject to the amendment the minutes of the meeting held on 10 September 2012 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

248 301 ST JOHN STREET (Item B1)

Rooftop plant comprising one air conditioning unit and condenser unit.
(Planning application number: P120164)

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

- Members expressed concern that the plant noise levels could impact upon neighbouring amenity caused by the vibrations of the unit.
- It was not clear from the report as to whether the unit was above a bedroom.

Councillor Allan proposed a motion to defer the application to enable a site visit to take place. This was seconded by Councillor Khan and carried.

RESOLVED:

- a) That consideration of the application be deferred. to enable members to attend a site visit
- b) That the manufacturer's specification and the noise report be circulated to Members.

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REASONS:

To enable Members of the Sub-Committee to visit the site and assess the mechanical engineering arrangements and location of the proposed units and to allow further information to be circulated.

249 COMMUNITY GARDENS, ARUNDEL SQUARE, ISLINGTON, LONDON N7 (Item B2)

Retrospective application for installation of tree house play structure.
(Planning application number: P121330)

The Sub-Committee noted that this application was deferred from the meeting of the Sub-Committee on 10 September 2012 to allow Members to visit the site and that since then further information had been provided by parks patrol.

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

- The Green Space Officer reported that various screening options had been considered but none were viable.
- Between May and June 2012 only five instances of anti-social behaviour out of 44 recorded by Parks Patrol had related specifically related to the tree house.
- The tree house contributed to much needed play facilities in the Borough and could be used by a children of a wide age range.

RESOLVED:

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

250 252-254 YORK WAY, ISLINGTON, LONDON, N7 9QQ (Item B3)

Erection of a four storey building plus basement to provide retail floorspace at basement and ground floor level, with six residential units (comprising three x two-bedroom units and three x one-bedroom units) provided on the upper floors.
(Planning application number: P121361)

The Planning Officer reported that an additional condition that the retail use should not operate outside the hours of 7am-11pm was recommended.

RESOLVED:

- 1) That planning permission be granted, subject to the additional condition, the conditions and informatives in the case officer's report and reasons for granting being recommendations A and B within Appendix One of the case officer's report.
- 2) That the exact wording of the additional condition be delegated to officers and be attached to the minutes.

251 1-36 NEPTUNE HOUSE, KING HENRY STREET, LONDON, N16 8LS (Item B4)

1-36 Neptune House, King Henry Street, London, N16 8LS.
(Planning application number: P121635)

RESOLVED:

That planning permission be granted subject to amended condition 1 which was changed to three years and the remaining conditions in the case officer's report and the reasons for granting being recommendations A and B within Appendix One of the case officer's report.

An informative be added to draw attention of the need to co-ordinate the cladding of the external walls with the programming of the replacement windows

252 6-8 AMWELL STREET, LONDON, EC1R 1UQ (Item B5)

Erection of two storey residential roof extension to provide one x one bedroom flat with associated roof terraces, external alterations to both building facades, and replacement of existing windows with crittall replica windows.

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(Planning application number: P121172)

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

- Members expressed concern regarding the serious flaws that objectors had referred to in the report which included the assessment of the neighbouring amenity and the planning history of the adjacent building.
- A site visit would allow Members to assess the proposals.
- A daylight and sunlight survey was needed.

Councillor Kelly proposed a motion to defer the determination of the application subject to a site visit. This was seconded by Councillor Gallagher and carried.

RESOLVED:

- 1) That consideration of the application be deferred for a site visit by members.
- 2) That a daylight and sunlight survey be circulated to Members.

REASONS:

To enable Members of the Sub-Committee to better assess the proposals.

253 LAND AT BENNETT COURT, AXMINSTER ROAD (Item B6)

Erection of a three storey dwelling on the existing car parking tarmac area with new front boundary treatment and associated landscaping.

(Planning application number: P112577)

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 and B within Appendix One of the case officer's report.

254 1-5 CAMPDALE ROAD (Item B7)

Amalgamation of five commercial units to create one larger A1 convenience shop, together with replacement of existing shop fronts, and alterations to the rear of 4 and 5 Campdale Road at ground floor level.

(Planning application number: P121864)

The Sub-Committee noted that this had been accepted as a late report and that the reason for lateness was due to clarification regarding policy consideration issues.

RESOLVED:

That planning permission be granted subject to the conditions and informative in the case officer's report and the reasons for granting being recommendations A and B within Appendix One of the case officer's report.

255 URGENT NON EXEMPT MATTERS (Item C)

There were no urgent non-exempt items.

The meeting ended at 9.40 pm.

CHAIR:

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

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WORDING DELEGATED TO OFFICERS

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

250 252-254 YORK WAY, ISLINGTON, LONDON, N7 9QQ (Item B3)

ADDITIONAL CONDITION:

CONDITION: The ground floor and basement A1 retail unit hereby approved shall not operate outside the hours of: 07:00 hours to 23:00 hours on any day

REASONS:

To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity in accordance with policies: D3 and Env17 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011.