

## Planning Sub-Committee A – 12 February 2013

### London Borough of Islington

#### Planning Sub Committee A 12 February 2013

Minutes of the meeting of the Planning Sub Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on 12 February 2013 at 7.30pm.

**Present:**           **Councillors:**           Councillor Robert Khan, Councillor Rhiannon Davis, Councillor George Allan, Councillor Phil Kelly, Councillor Gary Poole

#### Councillor Rhiannon Davis in the Chair

**269**    **INTRODUCTIONS (Item A1)**

Councillor Davis welcomed everyone to the meeting. Members of the Committee and officers introduced themselves. The Chair explained that the Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

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

Apologies were received from Councillor Gallagher.

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

Councillor Poole for Councillor Gallagher.

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

There were no declarations of interest.

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

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

**274**    **CONFIRMATION OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 13 DECEMBER 2012 (Item A6)**

**RESOLVED:**

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

**275**    **SHOP, 39, STROUD GREEN ROAD, ISLINGTON, LONDON, N4 3EF (Item B1)**

Construction of first floor rear store to serve the shop. Constructed by building on the existing ground floor rear extension. Inclusion of a 3m deep terrace for use of flat occupants above shop.

(Planning application number: P122088)

**RESOLVED:**

That planning permission be refused for the reasons set out in Appendix 1 of the case officer's report.

**276**    **66, ABERDEEN PARK, ISLINGTON, LONDON, N5 2BL (Item B2)**

Rear extension and minor alterations to side and rear elevations.

(Planning application number: P121692)

**RESOLVED:**

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

**277 BRITISH WATERWAYS LOCK UP ADJACENT TO THE CITY BASIN CANAL LOCK, LONDON, N1 8JY (Item B3)**

Change of use of the canal side lock up/storage building to use as a café (Class A3) and part studio (Class B1) use together with minor alterations to the elevations and roof.

(Planning application number: P121893)

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

- Tables and chairs would not be permitted on the towpath.
- The café could provide local employment, enhance the community and bringing the building back into use would reduce the opportunity for crime and anti-social behaviour to take place.

**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-C within appendix one of the case officer's report.

**278 23, 27 & 29B, NEWINGTON GREEN ROAD, ISLINGTON, LONDON, N1 4QT (Item B4)**

Redevelopment of the site including demolition of existing buildings on the site and erection of 5 three-storey family houses to the rear of the site (4x4 bed and 1x3 bed dwellings) and erection of 2 four-storey buildings fronting onto Newington Green Road to create 4 self-contained flats (3x2 bed and 1x1 bed units) and associated landscaping and refuse and bike facilities. (Alterations to recently allowed appeal scheme).

(Planning application number: P122372)

Officers requested that Condition 6 be strengthened and that the wording be delegated to officers.

During the discussion of the application the following key issue was considered:

- The status of the adjoining land was discussed.

**RESOLVED:**

That planning permission be granted subject to a Section 106 agreement, the conditions and informatives in the case officer's report plus amended Condition 6, the wording of which was delegated to officers and the reasons for granting – being recommendations A – C within appendix one of the case officer's report.

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

There were no urgent non-exempt items.

The meeting ended at 8.40 pm

**CHAIR:**

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

### MINUTE 278

#### 23, 27 AND 29B, NEWINGTON GREEN ROAD, ISLINGTON, LONDON, N1 4QT (Item B4)

**Amended Condition 6:** No demolition, site clearance or development shall take place until a tree protection plan and an arboricultural method statement detailing the protection of trees and tree root systems bordering and adjacent to the site in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction, have been submitted to and approved in writing by the local planning authority. The tree protection plan and arboricultural method statement must specify any pruning works proposed and details of proposed arboricultural supervision, a site plan identifying all trees to be retained or removed, the location of the root protection areas, the construction exclusion zones, canopies overhanging the site, and the erection of hoarding / installation of tree boxes as appropriate, and details of the tree protection fencing.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

**Reason:** To ensure prior establishment and maturity of landscaping to enhance the visual amenity of the site in accordance with CS policy 15, Emerging DM policy 38 (June 2012 Submission) & policy ENV 6 of Islington's Unitary Development Plan 2006.