

London Borough of Islington

**Planning Sub Committee A
5 November 2013**

Minutes of the meeting of the Planning Sub Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on 5 November 2013 at 7.30pm.

Present: **Councillors:** Councillor Rupert Perry, George Allan, Councillor Phil Kelly, Councillor Claudia Webbe

Councillor Rupert Perry in the Chair

341 INTRODUCTIONS (Item A1)

Councillor Perry 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.

342 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

343 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

344 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

345 ORDER OF BUSINESS (Item A5)

The order of business would be B1 and B2. Items B3 and B4 would be deferred to enable the noise officer to consider a late submission.

346 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE A MEETING HELD ON 3 OCTOBER 2013 (Item A6)

RESOLVED:

That the minutes of the meeting held on 3 October 2013 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

347 31-41 PEAR TREE STREET, LONDON, EC1V 3AG (Item B1)

Erection of single storey structure on roof for use as 1 x 2 bedroom flat.

(Planning application number: P2013/2807/FUL)

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

- The daylight/sunlight implications were discussed.
- The new green roof would be smaller than the existing one.
- The existing development was given planning permission in 2007 after careful consideration and the new proposed development was not included as part of that proposal.
- Concerns were raised about the impacts on those currently living in the development especially in terms of outlook.

Councillor Kelly proposed a motion to refuse the planning permission. This was seconded by Councillor Allan and carried.

RESOLVED:

That planning permission be refused.

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Reason for refusal: The development would result in a loss of outlook to existing residents. The wording of the reason for refusal was delegated to officers.

348 **32 CANONBURY STREET, LONDON, N1 2TB (Item B2)**

Erection of new timber pergola with part clear glazed roof to beer garden with fixed timber seating.

(Planning application numbers: P2013/2616/FUL and P2013/2726/LBC)

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

- Concern was raised that the development could result in the beer garden being used more intensively. This could impact upon residential amenity. The planning officer stated that the outdoor area benefitted from the A4 use, that planning permission was not required to change the use and that tables and chairs could be placed in the area without the need for planning permission, in association with the A4 use.
- The relationship between planning and licensing was discussed.
- Discussion took place on whether there could be bats roosting in a tree next to the proposed pergola. Officers advised members that they were satisfied that there would be no impacts on the tree and that a bat survey was not required with this application.

RESOLVED:

That planning permission be granted, subject to the conditions and informative in the report.

That listed building consent be granted subject to the conditions and informative in the report.

349 **GARAGES AT REAR OF 4-28, CARDOZO ROAD, ISLINGTON, LONDON, N7 (Item B3)**

Minor alteration to previously advertised development involving the removal of 16 existing garages onsite and not 14 as previously advertised.

New description: Demolition of 16 brick garages and their replacement with a secure storage compound housing steel storage containers variously holding communications/data storage equipment, a generator and equipment for providing a stabilised power supply, along with three banks of freestanding chiller units with acoustic enclosures. Erection of a 2 metre high steel mesh security fence slightly set back from the perimeter of the compound, with screening planting of mature trees between the fence and the boundary of the site.

(Planning application number: P122125)

RESOLVED:

That consideration of this item be deferred to enable the noise officer to consider a late submission.

350 **GARAGES AT REAR OF 4-28, CARDOZO ROAD, ISLINGTON, LONDON, N7 (Item B4)**

Minor alteration to previously advertised development involving the removal of 16 existing garages onsite and not 14 as previously advertised.

New description: Demolition of 16 brick garages and their replacement with a secure storage compound housing steel storage containers variously holding communications/data storage equipment, a generator and equipment for providing a stabilised power supply, along with three banks of freestanding chiller units with acoustic enclosures. Erection of a 2 metre high steel mesh security fence slightly set back from the perimeter of the compound, with screening planting of mature trees between the fence and the boundary of the site.

(Planning application number: P122126)

RESOLVED:

That consideration of this item be deferred to enable the noise officer to consider a late submission.

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351 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

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

MINUTE 347

31-41 PEAR TREE STREET, LONDON, EC1V 3AG (Item B1)

Reason for refusal: The size and position of the proposed development would result in a loss of outlook that would be detrimental to the amenities of the adjoining neighbouring occupiers contrary to policy DM2.1 of the Development Management Policies 2013 and paragraph 17 of the NPPF which seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.