

London Borough of Islington

**Planning Sub Committee A
10 December 2013**

Minutes of the meeting of the Planning Sub Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on 10 December 2013 at 7.30pm.

Present: **Councillors:** Councillor Rupert Perry, George Allan, Steph Charalambous and Councillor Phil Kelly

Councillor Rupert Perry in the Chair

352 INTRODUCTIONS (Item A1)

Councillor Rupert 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.

353 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Webbe.

354 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

355 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

356 ORDER OF BUSINESS (Item A5)

The order of business would be as per the agenda.

357 CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE A MEETING HELD ON 5 NOVEMBER 2013 (Item A6)

RESOLVED:

That the minutes of the meeting held on 5 November 2013 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

358 173 Highbury Quadrant and Adjacent Land, London, N5 2TG (Item B1)

Erection of a 3 storey building adjoining the flank elevation of 173 Highbury Quadrant, providing a 3 bedroom unit. Also connected to works refurbishment and conversion of 173 Highbury Quadrant from 4 residential units to 3 units.

(Planning application number: P2013/2676/FUL)

The planning officer stated that Condition 7 could be amended to prevent the green roof from being used as a roof terrace.

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

- The overlooking issue had been addressed by the redesigned staircase.

RESOLVED:

That planning permission be granted subject to the prior completion of a directors agreement securing the heads of terms as set out on Appendix 1 of the case officer's report and the conditions and informatives in the case officer's report plus the amendment to Condition 7 to prevent the green roof being used as a roof terrace, the wording of which was delegated to officers.

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359 25 CANONBURY LANE, ISLINGTON, LONDON, N1 2AS (Item B2)

Conversion of basement level to kitchen and WC, erection of new single rear extension to include a raised and sound proofed roof.

(Planning application number:P2013/2673/FUL)

The planning officer stated that the word 'not' had been omitted from Condition 3 which should read, "Notwithstanding the hereby approved plans, the flat roof area of the hereby approved single storey rear extension shall be used other than for essential repair or maintenance, or escape in case of emergency, and shall not be used as an amenity or sitting out area of any kind whatsoever".

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

- Concern was raised that ventilation had not been included in the application.
- The position of the chiller unit was discussed as was possible noise from it The applicant stated that the unit was currently located in a position which was the further possible point from the window of the objector.

RESOLVED:

That consideration of this item be deferred to enable the applicant to submit further details in relation to the location of the chiller unit.

360 REAR OF 61-63 GREEN LANES, LONDON, N16 9BU (Item B3)

Change of use from an office (B1 use) to a mixed live/work unit (sui generis use) with alterations to main elevations of the building including new rear courtyard, new access entrance and front boundary treatments.

(Planning application number: P2013/2318/FUL)

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

- If permission was granted, the enforcement team would monitor the use to ensure the unit was being used as per the permission and conditions.

Councillor Allan proposed a motion to amend Condition 3 to further restrict the occupation of the residential accommodation by the occupiers of the workspace only. This was seconded by Councillor Rupert Perry and carried.

RESOLVED:

That planning permission be granted, subject to the conditions and informatives in the report plus the amendment to condition 3 as outlined above with the wording delegated to officers.

361 URGENT NON EXEMPT MATTERS (Item C)

There were no urgent non-exempt items.

The meeting ended at 8.20pm

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 358

173 Highbury Quadrant and Adjacent Land, London, N5 2TG (Item B1)

Condition 7 as worded in the report would prevent the roof from being used as a roof terrace.

CONDITION: The green roofs to be installed as set out within the approved plans and shall be installed in accordance with the following details:

a) biodiversity based with extensive substrate base (minimum depth 80-150mm);

b) green/brown roofs would be planted/seeded with a mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum);

The biodiversity roofs or other flat roofs hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roofs shall be carried out strictly in accordance with the details above prior to the first occupation of any part of the development and shall be maintained as such thereafter.

REASON: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

MINUTE 360

REAR OF 61-63 Green Lanes, London, N16 9BU (Item B3)

Reworded condition 3: Only occupiers of the workspace shall be permitted to occupy the residential accommodation hereby approved.

REASON: To safeguard the employment use of the site.