

## Planning Sub-Committee A – 28 January 2014

London Borough of Islington

**DRAFT**

Planning Sub Committee A

28 January 2014

Minutes of the meeting of the Planning Sub Committee A held at the Town Hall, Upper Street, Islington, N1 2UD on 28 January 2014 at 7.30pm.

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

### Councillor Rupert Perry in the Chair

**362**    **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.

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

There were no apologies for absence.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

Item B1 had been withdrawn from the agenda. The order of business would be as follows:  
B3, B2 and B4.

**367**    **CONFIRMATION OF THE MINUTES OF THE PLANNING SUB-COMMITTEE A MEETING HELD ON 10 DECEMBER 2013 (Item A6)**

**RESOLVED:**

That the minutes of the meeting held on 10 December 2013 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**368**    **1-42 HIGHLANDS CLOSE AND 1-4 BARNFIELD CLOSE, HIGHLANDS ESTATE, LONDON, N4 (Item B1)**

Replacement of existing timber single glazed windows and doors with UPVC double glazed.

(Planning application number: P2013/3883/FUL)

**RESOLVED:**

That this item had been withdrawn from the agenda.

**369**    **28 MARRIOTT ROAD, LONDON, N4 3QL (Item B2)**

Conversion of dwellinghouse into three self-contained flats (1x3 bed, 1x1 bed and 1x2 bed) including excavation works to basement to provide front and rear lightwells, part first floor, part second floor extension, alterations to existing ground floor rear projection, rear roof extension and insertion of three rooflights in front roof slope.

(Planning application number: P2013/4503/FUL)

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

- Concern was raised about overdevelopment, the lack of cycle storage, the application not meeting the council's flexible homes standards and there being no accessible living space on the ground floor.

### **RESOLVED:**

That consideration of the application be deferred to enable the applicant to be asked if they wished to address the concerns about overdevelopment, the lack of cycle storage, the application not meeting the council's flexible homes standards including no accessible living space on the ground floor.

### **370 CANONBURY CHILDREN'S DAY CENTRE, 6-7 AND 8-9 CANONBURY PLACE, LONDON, N1 2NQ (Item B3)**

Removal of bars from ground floor window and replacement of opaque glass with clear glass, internal alterations to listed building comprising introduction of new ground floor corridor, new doorway formations and minor wall alterations and modifications to toilet layouts.

(Listed building consent application number: P2013/4310/LBC)

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

- The application before the Sub-Committee was for listed building consent for works to the building. Planning permission would not be required to use the building as a school because that and the existing use both fell within the same D1 use class category. It was noted in passing that circular 03/2005 advised that intensification of a use within a class in the Order has been held by the courts not to constitute development unless and until its effect was to take the use outside of that class altogether.
- At a later date a planning application or further listed building consent application could be required if the building did not meet building regulations or the applicants wished to vary the restrictive conditions imposed on the original planning permissions.
- If the listed building consent was granted, the previous planning permission and its conditions would still apply. If there was a breach of a condition and this was reported to the Planning Service, it would be investigated.
- A school travel plan could not be required through the planning system as no planning permission was required for the school use, however officers from Engineering and Traffic had approached the school asking them to work with the council on developing a travel plan.
- Concern was raised about damage that might result as a result of using the listed building as a school.
- The Sub-Committee sympathised with objectors that a school was being located in the building but its remit was limited to considering the alterations in the listed building proposal.

Councillor Perry proposed a motion to add an informative to advise the applicant that the development would be monitored to ensure that the development complied with the conditions on previous applications granted on site and that any variations to the existing permission would require a further application to be submitted to be determined by the Committee. This was seconded by Councillor Allan and carried.

### **RESOLVED:**

That listed building consent be granted, subject to the conditions in the report, plus the additional informative outlined above, the wording of which was delegated to officers.

### **371 LAND IN FRONT OF ROTHERFIELD COURT, ROTHERFIELD STREET, LONDON, N1 3EE (Item B4)**

Creation of a new path, replacement of the 1.2m and 1.6m high railings around the edge of the green space with 1.8m high railings and gates and the introduction of low level play equipment and seating.

(Planning application number: P2013/4280/FUL)

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### **RESOLVED:**

That planning permission be granted subject to the conditions in the case officer's report.

### **372 URGENT NON EXEMPT MATTERS (Item C)**

There were no urgent non-exempt items.

The meeting ended at 8.40 pm

### **CHAIR:**

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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 370**

#### **CANONBURY CHILDREN'S DAY CENTRE, 6-7 AND 8-9 CANONBURY PLACE, LONDON, N1 2NQ**

Informative: This consent does not modify previous planning permissions granted for the site and adjacent site with regards to land use and conditions concerning hours of operation and noise placed on those permissions. Those permissions restricted operating hours to between 0800 to 2100 hours and that noise shall not exceed 45dba. The site will be monitored to ensure compliance with these conditions. Should you wish to operate outside these restrictions you would need to submit an application to either remove or vary the conditions which would need to be determined by the Council's Planning Committee.