London Borough of Islington

Planning Sub-Committee B
21 May 2012

Minutes of the meeting of the Planning Sub-Committee B held at the Town Hall, Upper Street, Islington, N1 2UD on 21 May 2012 at 7.30pm.

Present: Councillors: Robert Khan, Martin Klute, Rupert Perry and Gary Poole.

Councillor Martin Klute in the Chair

189 INTRODUCTIONS (Item A1)
Councillor Klute 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.

190 APOLOGIES FOR ABSENCE (Item A2)
Councillor Ursula Woolley.

191 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)
None.

192 DECLARATIONS OF INTEREST (Item A4)
None.

193 ORDER OF BUSINESS (Item A5)
The order of business would be as the agenda.

194 CONFIRMATION OF THE MINUTES OF PLANNING SUB-COMMITTEE B HELD ON 21 FEBRUARY 2012 (Item A6)
RESOLVED:
That the minutes of the meeting held on 21 February 2012 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

195 27 RIPPLEVALE GROVE, ISLINGTON, LONDON, N1 1HS (Item B1)
Erection of a part single storey rear extension and half width two storey rear extension.
(Planning application number: P120459)

The planning officer reported the following amendments to the report.
- Reference to rooflight be removed from the description of the application to tie in with condition 4.
- In condition 4, reference to drawing ETH 303 be corrected to ETH 303/Rev E.
- Paragraph 3 of the report, the lower ground levels would be excavated by 1.5 metres overall and not 0.5 metres as stated in the report.

During discussion the following key issues were considered.
- The previous application had been refused by virtue of its bulk and massing and the loss of a staircase window to the rear elevation.
- The proposed two storey extension terminated below the sill of the sash window which allowed the original window to be retained.
- With the excavation of ground levels and the reduction in ceiling height, the height of the extension was over 2 metres lower than the refused application.
- The Sub-Committee considered that the current proposal had achieved a balance between preserving the architectural integrity of the dwelling and providing additional family accommodation.

RESOLVED:
That planning permission be granted, subject to the conditions and the reasons for granting – being recommendations A and B within appendix one of the report.
196  **27 RIPPLEVALE GROVE, ISLINGTON, LONDON, N1 1HS (ITEM B2)**

Listed building consent application for the erection of a part single storey rear extension, half width two storey rear extension and internal alterations.

(Planning application number: P120460)

The planning officer reported the following amendments to the report.

- Reference to rooflight be removed from the description of the application to tie in with condition 4.
- In condition 4, reference to drawing ETH 303 be corrected to ETH 303/Rev E.
- The lower ground levels would be excavated by 1.5 metres overall and not 0.5 metres as stated in paragraph 3 of the report.
- Condition 1 to include reference to Section 18 of the Listed Building Act 1990 and not the Town and Country Planning Act.

During discussion the following key issues were considered.

- The previous application had been refused by virtue of its bulk and massing and the loss of a staircase window to the rear elevation.
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- With the excavation of ground levels and the reduction in ceiling height, the height of the extension was over 2 metres lower than the refused application.
- The Sub-Committee considered that the current proposal had achieved a balance between preserving the architectural integrity of the dwelling and providing additional family accommodation.
- Part 12 of the National Planning Policy Framework.
- Members were reminded of the applicable statutory provision in section 16 of the Listed Buildings Act and the relevant test.
- Members were advised that there was no overarching requirement that the proposed development should ‘enhance’ the building or setting or architecture.

**RESOLVED:**

That listed building consent be granted, subject to the conditions and the reasons for granting – being recommendations A and B within appendix one of the report.

197  **105 CORINNE ROAD, ISLINGTON, LONDON, N19 5HA (ITEM B3)**

Erection of a single storey rear extension.

(Planning application number: P120416)

The planning officer reported that amended drawings to be approved were A-202 Rev/R3 and A-201/REV/R3 and site location plan.

Condition 3 be amended to read: All external work shall be carried out in materials of such colour and texture and with architectural detailing to match the existing facing work of the building or the boundary wall.

**RESOLVED:**

That planning permission be granted, subject to the conditions, and the reasons for granting – being recommendation A and B within appendix one of the report.

198  **URGENT NON EXEMPT MATTERS (Item C)**

There were no urgent non-exempt items.

The meeting ended at 8.20 pm
CHAIR:

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