

**London Borough of Islington  
West Area Planning Sub-Committee  
Tuesday 10 July 2007**

Minutes of the meeting of the West Area Planning Sub-Committee held at the Town Hall on Tuesday 10 July 2007 at 7:30pm.

**Present:**      **Councillors:**      Chatterjee, Convery, Edwards, Fieran-Reed, Murray and Perry

**Councillor Convery in the Chair**

- 225      INTRODUCTIONS (Item A1)**  
Councillor Convery asked members and officers to introduce themselves.
- 226      APOLOGIES FOR ABSENCE (Item A2)**  
Apologies were received from Councillor Smith.
- 227      DECLARATION OF SUBSTITUTE MEMBERS (Item A3)**  
Councillor Edwards for Councillor Smith.
- 228      DECLARATIONS OF INTEREST (Item A4)**  
Councillor Convery declared a personal, non prejudicial interest in item C2 as he lived in the vicinity.
- 229      ORDER OF BUSINESS (Item A5)**  
As per the agenda.
- 230      TO CONFIRM THE MINUTES OF THE MEETING HELD ON 14 JUNE 2007 (Item A6)**
- RESOLVED:**  
That the minutes of the meeting held on 14 June 2007 be confirmed as an accurate record and the Chair be authorised to sign them.
- 231      KING'S CROSS TRIANGLE SITE, BOUNDED BY YORK WAY, EAST COAST MAIN LINE AND CHANNEL TUNNEL RAIL LINK, LONDON, N1 (Item B1)**  
Mixed use development of part of the former railway lands within the Camden Kings Cross Opportunity Area and an Islington Area of Opportunity. The development comprises residential; shopping, food and drink and professional services within the A1, A2 and A3 use classes; a health and fitness centre (use class D2) incorporating medi-centre facilities, a crèche and community facilities (use class D1); amenity and open space; habitat area; recycling and other ancillary uses; parking; highway works to provide access; and other supporting infrastructure works and facilities.  
(Application number P041261)  
Councillor Perry proposed a motion which was seconded by Councillor Edwards and carried.
- RESOLVED:**

That the recommendations set out in the report be not adopted.

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That planning permission be refused.

Reason for refusal

The proposed development was considered unacceptable by reason of the affordable housing offer being deficient in terms of overall percentage, tenure mix and the particular nature of the shared equity element having regards to provision for the recycling of staircasing receipts. As such the proposed development was considered to be contrary to policy H16 of Islington's UDP 2002 and the UDP strategic housing policy concerned with housing variety and mix, Islington's 'Affordable Housing' SPG, policies 3A.7 and 3A.8 of the London Plan, policy CS18 of Islington's core strategy (as adopted as non-statutory guidance for development control purposes) and PPS3 'Housing'.

### **232 LAND ADJACENT TO 4 RICHMOND AVENUE, ISLINGTON, LONDON, N1 0NF (Item B2)**

Erection of a three storey 4 bedroom family house.  
(Application number P070227)

The sub-committee noted that the applicant had appealed against non-determination.

#### **RESOLVED:**

That the sub-committee were minded to approve the application, subject to the conditions and informatives set out in the report and to:

- an additional condition requiring the submission of a method statement for construction to protect the structural integrity of the adjoining house
- an additional condition requiring the provision of only one car parking space
- officers ascertaining the TPO status of the poplar tree and taking appropriate action to protect the tree.

### **233 19-20 CANONBURY SQUARE, GROUND FLOOR AND BASEMENT FLAT, ISLINGTON, LONDON, N1 2AL (Item B3)**

Installation of satellite mini-dish on rear of roof of 20 Canonbury Square  
(Application number P071064)

Councillor Convery proposed a motion which was seconded by Councillor Edwards and carried.

#### **RESOLVED:**

That planning permission be granted, subject to the conditions set out in the report and to an additional condition requiring the exact position of the dish to be agreed by officers prior to installation.

### **234 19-20 CANONBURY SQUARE, GROUND FLOOR AND BASEMENT FLAT, ISLINGTON, LONDON, N1 2AL (Item B4)**

Listed building application to install satellite mini-dish on rear of roof  
(Application number P070146)

Councillor Convery proposed a motion which was seconded by Councillor Edwards and carried.

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### **RESOLVED:**

That listed building consent be given, subject to the conditions set out in the report and to an additional condition requiring the exact position of the dish to be agreed by officers prior to installation.

### **235 20, CROSS STREET, ISLINGTON, LONDON, N1 2BG (Item B5)**

Conversion of B1 office space to provide 3 flats (1 x 3 bed, 2 x 2 bed) on 1st - 3rd floors.

(Application number P070644)

### **RESOLVED:**

That planning permission be granted.

### **236 1, ISLINGTON PLACE, ISLINGTON, LONDON, N1 0ET (Item B6)**

Retention of luminaries and support brackets at roof level.

(Application number P070664)

Councillor Murray proposed a motion which was seconded by Councillor Edwards and carried.

### **RESOLVED:**

That planning permission be refused and that enforcement action be instigated.

Reasons for refusal

The luminaries were unacceptable because of

- Light pollution and the effect on the amenity of neighbours.
- The appearance of the lights and stanchions and the effect on the character of the conservation area.
- The lights are inefficient in terms of energy and therefore unsustainable.

### **237 36, FREEGROVE ROAD, ISLINGTON, LONDON, N7 9RQ (Item B7)**

Construction of light well to front of dwelling house.

(Application number P071132)

The planning officer explained that the application related solely to the lightwell and not to the works being undertaken elsewhere in the property.

### **RESOLVED:**

That planning permission be granted.

### **238 ACTION TAKEN UNDER DELEGATED AUTHORITY BY AUTHORISED OFFICERS (Item C1)**

### **RESOLVED:**

That the report be noted.

### **239 URGENT NON EXEMPT MATTERS (Item D)**

There were no urgent non-exempt matters.

### **240 EXCLUSION OF PRESS AND PUBLIC (Item E)**

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That the press and public be excluded during consideration of the following item as the presence of members of the public and press would result in the disclosure of exempt information within the terms of the Access to Information Procedure Rules in the Constitution for the reasons indicated:

- |            |   |   |
|------------|---|---|
| <b>241</b> | Exempt minutes of the meeting held on 15 January 2007 | <u>Category 5</u> – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. |
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**RESOLVED:**

That the exempt minutes of the meeting held on 14 June 2007 be confirmed as a correct record and the Chair be authorised to sign them.

The meeting ended at 9.40pm.

**CHAIR**