

**Planning Sub Committee B - 18 September 2014**

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 18 September 2014 at 7.30 pm.

**Present:**           **Councillors:**           Martin Klute (Chair), Tim Nicholls, Jenny Kay and Angela Picknell

**Councillor Martin Klute in the Chair**

**24**           **INTRODUCTIONS (Item 1)**

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.

**25**           **APOLOGIES FOR ABSENCE (Item 2)**

Councillor Robert Khan.

**26**           **DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)**

None.

**27**           **DECLARATIONS OF INTEREST (Item 4)**

Cllr Kay informed the Sub-Committee that she would not be taking part in the discussion on agenda item B8, 8 St Paul's Road.

**28**           **ORDER OF BUSINESS (Item 5)**

The order of business would be B6, B8, B5, B7, B9, B1, B3, B4, B2 and B10.

**29**           **MINUTES OF PREVIOUS MEETING (Item 6)**

**RESOLVED:**

That the minutes of the meeting held on the 15 July 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**30**           **1-115 GAMBIER HOUSE, MORA STREET, LONDON EC1V 8EJ. (Item 1)**

The overcladding of the external walls with a rainscreen cladding system. (Planning application number P2013/4624/FUL)

In the discussion the following points were considered:-

- Gas services would be covered with cladding panels that would be fixed with small screw fixings, powder coated to match the colour of the cladding. All other fixings would be concealed.

Councillor Klute proposed a motion that was seconded by Councillor Nicholls.

**RESOLVED:**

That planning permission be granted subject to the conditions and informative in the report and an additional condition requiring concealed fixed panels throughout except where required for services. Wording to be delegated to officers and appended to the minutes.

- 31** **1-19 ARLINGTON HOUSE, 2 ARLINGTON WAY, LONDON EC1 1XB (Item 2)**  
The overcladding of the external walls with an insulation and render system. (Planning application number:P2013/4627/FUL)

In the discussion the following points were considered:-

- It was noted that this was a render system and not cladding.

**RESOLVED:**

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

- 32** **1-73 HALIDAY HOUSE, 2 MILDMAY STREET, LONDON N1 4NF (Item 3)**  
The overcladding of the external walls with a rainscreen cladding system. (Planning application number P2013/4635/FUL)

In the discussion the following points were considered:-

- Gas services would be covered with cladding panels that would be fixed with small screw fixings, powder coated to match the colour of the cladding. All other fixings would be concealed.

Councillor Klute proposed a motion that was seconded by Councillor Nicholls.

**RESOLVED:**

That planning permission be granted subject to the conditions and informative in the report and an additional condition requiring concealed fixed panels throughout except where required for services. Wording to be delegated to officers and appended to the minutes.

- 33** **1-97 ILEX HOUSE, CROUCH HILL, LONDON N4 4BY (Item 4)**  
The overcladding of the external walls with a rainscreen cladding system. (Planning application number P2013/4640/FUL.

In the discussion the following points were considered:-

- Gas services would be covered with cladding panels that would be fixed with small screw fixings, powder coated to match the colour of the cladding. All other fixings would be concealed.

Councillor Klute proposed a motion that was seconded by Councillor Nicholls.

**RESOLVED:**

That planning permission be granted subject to the conditions and informative in the report and an additional condition requiring concealed fixed panels throughout except where required for services. Wording to be delegated to officers and appended to the minutes.

- 34** **114 GROSVENOR AVENUE, LONDON, N5 2NY (Item 5)**  
Change of use from residential children's home (Use Class C2) to 4 no. residential flats (Use Class C3) comprising 1 x 1 bedroom flats and 2 x 2 bedroom flats and 1 x 3 bedroom flat; new windows and staircase to rear elevation; provision of 12 no. cycle spaces and bin storage area to eastern elevation. (Planning application number: P2013/2885/FUL).

In the discussion the following points were considered:-

- That the small sites contribution had been agreed.

**RESOLVED:**

That planning permission be granted subject to the conditions, informatives and S106 agreement as detailed in the report.

**35** **18 ALWYNE PLACE, LONDON, N1 2NL (Item 6)**

Erection of a new mansard roof to form a two bedroom flat. (Planning application number P2014/1144/FUL).

The Sub-Committee noted that an additional condition regarding the pitch of the roof would be required.

In the discussion the following points were considered:-

- The applicant had agreed a daily refuse collection condition which would apply to the new flat only. The agent stated that they would engage with existing residents to extend the scheme.
- The new roof extension would not project further forwards or rearwards and was therefore not considered to reduce loss of light to the neighbouring residential properties.
- Problems to existing accommodation regarding plumbing, subsistence and the erection of scaffolding were not planning considerations, although the Chair urged the applicant to engage with objectors to resolve these issues.
- The hours of construction could be reduced where considered necessary.

Councillor Klute proposed a motion which was seconded by Councillor Nicholls.

**RESOLVED:**

That planning permission be granted subject to the conditions, informatives and Section 106 agreement as detailed in the report, an additional condition regarding the roof pitch on all elevations, an additional condition regarding hours of construction and an amendment to condition 6 to include daily collections and engagement with residents. Wording to be delegated to officers and appended to the minutes.

**36** **60 MILDWAY GROVE SOUTH LONDON N1 4PJ (Item 7)**

Replacement two-storey rear extension and new metal steps to the side of the new extension to access garden (Planning application number P2014/1750/FUL).

In the discussion the following points were considered:-

- That the two storey extension would be visible from neighbouring properties which officers considered would be amplified by the use of a white rendered arch.
- There were a number of extensions that currently existed in the area but none with the same scale and massing.
- The comment made by the Sub-Committee that the materials used were unlike those in the original building and the proportions of the extension were not considered appropriate.

**RESOLVED:**

That planning permission be refused for the reasons as detailed in the report.

**37** **8 ST. PAUL'S ROAD, LONDON N1 2QN (Item 8)**

Councillor Kay left the table for this item and took no part in the discussion or vote.

Erection of a part three storey, part single storey rear extension. Alterations to the rear façade, creation of new steps to rear garden and association landscaping. (Application number P2014/1208/FUL).

Application for listed building consent for demolition of rear projection and garden shed and the erection of a part three storey, part single storey rear extension. Alterations to the rear façade, creation of new steps to rear garden associated landscaping and internal alterations. (Application number P2014/1276/LBC).

In the discussion the following points were considered:-

- The size and height of the neighbouring extension. It was noted that the height of the proposed extension at No. 8 would be lower and not as wide as the neighbouring extension. It was also noted that the neighbouring extension had been built higher than the approved plans.
- The incorrect colour of bricks had been used for the neighbouring extension and this was now subject to an enforcement case for breach of condition.
- That the addition of this extension as applied for would add to the cumulative impact of harm to the terrace.
- The design and conservation officer advice that planning policy had evolved sufficiently to be distinguishable from the decision made regarding the neighbouring extension, although members were unsure about this point.
- The legal advice that members had a statutory duty in relation to protecting listed buildings.

Councillor Klute proposed a motion which was seconded by Councillor Nicholls.

**RESOLVED:**

That the application be deferred for the applicant to explore the possibility of modification to the scheme to reduce the impact of the extension to an acceptable level.

**38** **BRECKNOCK ESTATE, (16 BLOCKS) BRECKNOCK ROAD, ISLINGTON, LONDON, N19 5AN (Item 9)**

Installation of new boiler flues and plume management kits. (Planning application number P121391).

Following officers reporting that they were unable to confirm the exact time that plans had been placed on the website, the Chair determined that the application would not be heard. Officers reported that they would meet with the local resident who attended the meeting to respond separately to their concerns about the application.

**39** **LOWER GROUND FLOOR, THE BEAUX-ARTS BUILDING 10-18 MANOR GARDENS N7 6JT (Item 10)**

Change of use of plant area to provide 1 x 1 bedroom residential unit at lower ground floor within the western end of the Beaux Arts Building and relocation of plant equipment to lower ground storage area together with the replacement of existing vents (x 4) at lower ground with windows (x2) and glazing with metal grille.

In the discussion the following points were considered:-

- Concern was expressed regarding the possible noise from the plant room and the full retention of cycle storage.

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Councillor Klute proposed a motion that was seconded by Councillor Nicholls.

### **RESOLVED:**

That planning permission be granted subject to the conditions, informatives and Section 106 agreement as detailed in the report, the amendment to condition 7 to secure additional bike spaces, amendment to condition 2 to include additional plans and an additional condition regarding noise control measures for the plant room. Wording to be delegated to officers and appended to the minutes.

The meeting ended at 10pm.

CHAIR

**WORDING DELEGATED TO OFFICERS**

Minute 30

1-115 Gambier House, Mora Street, EC1V 8EJ

Additional condition.

Detailed drawings showing the method of the secret fixings of the relevant rainscreen panels to all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site, and shall be maintained permanently thereafter.

REASON: To ensure a satisfactory level of visual amenity.

Minute 32

1-73 Haliday House, 2 Mildmay Street, N1 4NF

Additional condition.

Detailed drawings showing the method of the secret fixings of the relevant rainscreen panels to all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site, and shall be maintained permanently thereafter.

REASON: To ensure a satisfactory level of visual amenity.

Minute 33

1-97 Ilex House, Crouch Hill, N4 4BY

Additional condition.

Detailed drawings showing the method of the secret fixings of the relevant rainscreen panels to all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on site, and shall be maintained permanently thereafter.

REASON: To ensure a satisfactory level of visual amenity.

Minute 35

18 Alwyne Place, N1 2NL

ADDITIONAL CONDITION: Notwithstanding the hereby approved plan section drawing number PP06, detailed drawings and plans showing a final roof mansard 72 degrees pitch on all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development and shall be maintained as such thereafter.

REASON: In order to safeguard the special architectural or historic interest of the heritage asset.

ADDITIONAL CONDITION. HOURS OF OPERATION (COMPLIANCE): No construction works on site shall take place outside the hours of 09:00-18:00 Monday to Friday and not at all on Saturdays, Sundays, Bank and Public Holidays.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

AMENDMENT TO CONDITION 6.

CONDITION: Details of the dedicated refuse/recycling management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the

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development and shall be maintained as such thereafter. The information submitted shall include:

- 1) Details of how many refuse collections and management processes to ensure daily collections and confirm the number of daily collections per week.
- 2) An agreement between the applicant and the Council's refuse department on refuse management facilities.
- 3) Evidence of consultation with residents within the building on the proposed refuse management facilities for the hereby approved development.

REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.

### Minute 39

#### Lower ground floor, The Beaux Arts Building, 10-18 Manor Gardens, N7 6JT

AMENDED CONDITION 2 (Approved plans): The development hereby approved shall be carried out in accordance with the following approved plans:

Planning Statement April 2014, Daylight & Sunlight Report 15th April 2014, Design & Access Statement 29th January 2014, Scheme Revisions - Planning and Design Statement Addendum, Drawing numbers: 090373-A-P-00-D 210 G, 090373-A-P-00-D 212 A, 090373-A-P-Si-D 211 B, 090373-A-P-00-D 210 E, 090373-A-E-XX-D220, 090373-A-I-VA-D 016 B, 090373-A-P-00-D 201 D, 090373-A-E-Nth-D 203 & 090373-A-E-Nth-D 204 A.

REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.

AMENDED CONDITION 7: The bicycle storage area(s) hereby identified in drawing No's: 090373-A-P-00-D210 G, 090373-A-P-00-D212 A & 090373-A-P-SI-00-D211 B shall retain storage for no less than 74 bicycle spaces ( 51 spaces within the existing basement level and 23 within the ground floor covered car park) prior to the commencement of the development hereby approved and maintained as such thereafter.

REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.

ADDITIONAL CONDITION: The design and installation of new items of fixed plant shall be such that when operating the cumulative noise level  $L_{Aeq,Tf}$  arising from the proposed plant, measured or predicted at 1m from the façade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level  $L_{AF90,T}$ .

The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997

REASON: To ensure that the development does not have an undue adverse impact on nearby residential amenity or business operations.