

Planning Sub Committee B - 6 November 2014

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 6 November 2014 at 7.30 pm.

Present: **Councillors:** Martin Klute (Chair), Tim Nicholls (Vice-Chair), Jenny Kay, Angela Picknell and Kat Fletcher.

Also Present: **Councillors:** Clare Jeapes

Councillor Martin Klute in the Chair

40 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.

41 APOLOGIES FOR ABSENCE (Item 2)

Apologies were received from Councillor Robert Khan.

42 DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)

Councillor Kat Fletcher substituted for Councillor Robert Khan.

43 DECLARATIONS OF INTEREST (Item 4)

Councillor Kay informed the Sub-Committee that she would not take part in Item B3, 8 St Paul's Road, N1 as she had pre-determined this matter.

44 ORDER OF BUSINESS (Item 5)

The order of business would be B4, B2, B5, B6 and B3. Item B1 had been withdrawn from the agenda.

45 MINUTES OF PREVIOUS MEETING (Item 6)
RESOLVED

That the minutes of the meeting held on the 18 September 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

46 10-22 CALSHOT STREET, N1 (Item 1)

Proposed vehicular crossover to provide access into the electricity depot site at Nos. 10-22 (even) Calshot Street, London, N1 9DA. (P2014/2842/FUL)

The Sub-Committee noted that this item had been withdrawn by the applicant.

47 UPPER FLAT, 183 OFFORD ROAD, N1 (Item 2)

Erection of half width extension at second floor level with terrace above and new access door to terrace. (P2014/1541/FUL)

In the discussion the following points were considered:-

- The Sub-Committee were sympathetic to the needs of the applicant but considered that the impact on immediate neighbours' amenity would outweigh this concern.
- That the impact of the development was considered to be intrusive in terms of design and amenity.

RESOLVED that the application be refused for the reasons detailed in the report.

48 **8 ST PAUL'S ROAD, N1 (Item 3)**

Revised Scheme. Erection of a part three storey, part single storey rear extension. Alterations to the rear façade, creation of steps to rear garden and associated landscaping. (P2014/1208 and P2014/1276/LBC)

Councillor Jenny Kay left the table during discussion of this item.

In the discussion the following points were considered:-

- The previous application was deferred for revisions to the proposed scheme to lessen the visual impact.
- The revised scheme had been lowered by 550mm from the height of the previously submitted scheme.
- A further plan had been submitted which detailed the existing extension at number 10 as well as the proposed extension at number 8 and which indicated the similarities and differences.
- The revised scheme had not overcome the objections raised by the Design and Conservation officer and the officer recommendation was therefore to refuse the application.
- The consideration by the Sub-Committee that the revised proposal achieved subservience to the main building.

Councillor Klute proposed an amendment to conditions that a physical sample of the proposed brick be provided for approval prior to construction and that further conditions be delegated to officers. The proposal was seconded by Councillor Nicholls.

RESOLVED that planning permission and listed building consent be granted subject to conditions and informatives. Wording to be delegated to officers and appended to the minutes.

49 **FLAT A, 71 LOFTING ROAD, N1 (Item 4)**

Erection of a single storey side and rear extension. (P2014/2948/FUL)

In the discussion the following points were considered:-

- There was an existing permission for the side/rear infill to the extension. The Sub-Committee were therefore only considering the additional rear extension.
- The relocation of the access staircase to the rear elevation had been removed from the application.
- The assurance from the applicant that there would be no narrowing of the walkway between dwellings and that this element of the scheme was unchanged from that previously approved.
- The wall was 2.2 m high but was to be erected at the lowest point possible to ensure impacts on the neighbour were avoided.
- The proposal complied with the daylight/sunlight guidelines and was south facing.

RESOLVED:

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

50 **FLAT B, 51-53 ST PAULS ROAD, N1 (Item 5)**

The demolition of the existing rear extension and the erection of a two storey rear extension at basement and ground floor levels to provide an additional bedroom and additional living room space. (P2014/2873/FUL)

In the discussion the following points were considered:-

- There were two previous approvals to the scheme and this proposal was identical to the previous applications.
- Although the 45 degree rule had been breached it was noted that the neighbouring ground floor windows were dual aspect and the property faced due south so would continue to receive good levels of sunlight.
- There had been no material change in policy since the most recent approval for the scheme in 2011.
- An application for a two storey rear extension at the adjacent property, number 55, had been refused and dismissed at appeal. The Sub-Committee noted the comments of the inspector at appeal that the extension at number 53 would not be visible from public view and therefore differed to the extension at number 55.

RESOLVED that planning permission be granted subject to the conditions and informative detailed in the report.

51 **LAND AT BENNETT COURT, ADJ 3 AXMINSTER ROAD, N7 (Item 6)**

The erection of a three storey building to provide two residential units: At ground floor – Flat 1 (2 bed, 4 person) and at first and second floor – Flat 2 (maisonette) (4 bed, 6 person) together with front and rear garden layout, brick boundary wall and gate. Amended drawings showing extension of rear garden and removal of two parking spaces, amendments to the north elevation and the west elevation. (P2014/2901/FUL)

In the discussion the following points were considered:-

- There had been a previous application for a four bedroom, three storey dwelling that had been approved in 2012.
- A proposed condition set out the hours of operation and good practice guidelines regarding dust and noise.
- The future behaviour of residents was not a material consideration for the Committee.
- The distance of the proposed development from the neighbouring block was within the permitted guidelines and there would be no material loss of daylight or sunlight.
- The parking bays for people with disabilities would be retained.

RESOLVED that planning permission be granted subject to the conditions, informatives and Director level agreement detailed in the report.

CHAIR

The meeting finished at 9:05pm

52

WORDING DELEGATED TO OFFICERS (Item)

Minute 48

8 St Paul's Road, N1

Conditions relating to planning permission

1. CONDITION: the development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

2. CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:

J150 P 001, J150 EX 101, J150 EX 102, J150 EX 103, J150 EX 104, J150 EX 105, J150 EX 106, J150 EX 107, J150 EX 108, J150 EX 109, J150 EX 110, J150 P 201, J150 P 202, J150 P 203, J150 P 204, J150 P 205, J150 P 206 RevA, J150 P 207 RevA, J150 P 208 RevA, J150 P 209, Existing Front Elevation Photographs, Existing Rear Elevations Photograph, Rear Elevation lower Part Photograph, Rear Elevation close ups Lower Ground Floor Photographs, Birdseye view of existing Closet Wings and Rear Extensions Photographs, View of neighbouring properties to the rear Photograph, Interior photos – Lower Ground Floor Front Kitchen Rear Dining Room, Interior photos – Lower Ground Floor Stairs to Upper Ground Floor, Interior photos – Upper Ground Floor Front Reception Room Rear Reception Room, Interior photos – Upper Ground Floor Entrance Hallway Door to garden Cloakroom/WC, Interior photos – Upper First Floor Front Master Bedroom Rear Family Bathroom, Interior photos – Second Floor Front Bedroom Rear Bedroom 2nd Floor Stair landing, Design Access and Visual Impact Statement and Heritage Impact Assessment dated 17th March 2014, Schedule of External Demolition and Stripping Out 15.03.2014, Aerial photo showing rear extensions along terrace (birdseye view), Aerial photo showing rear extensions along terrace (seen from the rear).

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

3. MATERIALS (DETAILS): Details and samples of facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the work commencing on site. The details and samples shall include:
 - a) Timber Window treatment (including sections and reveals);
 - b) Cast Iron drain pipe

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

4. CONDITION: The second floor flat roof area on the extension hereby approved shall not be used as an amenity or sitting out space of any kind whatsoever and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Planning Sub Committee B - 6 November 2014

REASON: To prevent the undue overlooking of neighbouring habitable room windows.

5. CONDITION: All new facing brickwork shall match the existing brickwork to the rear elevation of the main house in respect of colour, texture, face bond and pointing. The pointing shall be carried out using a lime mortar with a ratio of ratio of 1:2.5 (lime:sand) and shall be flush/slightly recessed.

A 1m x 1m sample panel is to be constructed on site, to be approved in writing by the Local Planning Authority.

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

6. CONDITION: Notwithstanding the plans hereby approved the new sash windows shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property. They shall be painted timber, double-hung sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be cylinder glass and no greater than 11mm (3mm outer glass : 4mm gas : 4mm inner glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.

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

Conditions relating to Listed Building Consent

1. 3 YEAR CONSENT PERIOD FOR LBC and CAC: The works hereby permitted shall be begun not later than three years from the date of this consent.

REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

2. CONDITION: Notwithstanding the plans hereby approved both the existing opening at lower ground floor level in the original rear wall and the existing window opening at stair landing level between ground and first floors shall not be widened.

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

3. MATERIALS (DETAILS): Details and samples of facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant part of the work commencing on site. The details and samples shall include:
 - a) Timber Window treatment (including sections and reveals);
 - b) Cast Iron drain pipe

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

Planning Sub Committee B - 6 November 2014

4. **CONDITION:** All new facing brickwork shall match the existing brickwork to the rear elevation of the main house in respect of colour, texture, face bond and pointing. The pointing shall be carried out using a lime mortar with a ratio of ratio of 1:2.5 (lime:sand) and shall be flush/slightly recessed.

A 1m x 1m sample panel is to be constructed on site, to be approved in writing by the Local Planning Authority.

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

5. **CONDITION:** Notwithstanding the plans hereby approved the new sash windows shall accurately replicate, in terms of material, profile and detailing, the original late-Georgian windows surviving to the property. They shall be painted timber, double-hung sash windows with a slim profile and narrow integral (not applied) glazing bars with a putty finish (not timber bead). The glazing shall be cylinder glass and no greater than 11mm (3mm outer glass : 4mm gas : 4mm inner glass) in total thickness. No horns, trickle vents or metallic/perforated spacer bars are permitted.

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