

London Borough of Islington

Planning Committee - 4 September 2014

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 4 September 2014 at 7.30 pm.

Present: **Councillors:** Khan (Chair), Klute (Vice-Chair), R Perry (Vice-Chair),
Chowdhury, Fletcher, Gantly, Kay, Nicholls, Picknell
and Poyser
Also **Councillor:** Webbe
Present:

Councillor Robert Khan in the Chair

- 26** **INTRODUCTIONS (Item A1)**
Councillor Khan welcomed everyone to the meeting. Members of the Committee and officers introduced themselves.
- 27** **APOLOGIES FOR ABSENCE (Item A2)**
There were no apologies for absence.
- 28** **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**
There were no declarations of substitute members.
- 29** **DECLARATIONS OF INTEREST (Item A4)**
There were no declarations of interest.
- 30** **ORDER OF BUSINESS (Item A5)**
The order of business would be Item B3, B1 and B2.
- 31** **MINUTES OF PREVIOUS MEETING (Item A6)**
RESOLVED:
That the minutes of the meeting held on 22 July 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.
- 32** **5-11 WORSHIP STREET, LONDON, EC2A 2BH (Item B1)**
Proposed use of the building within the sui generis use class, comprised of office at lower ground, ground, first and fifth floors and office or private education at second, third and fourth floors.

(Planning application number: P2014/1761/FUL)
RESOLVED:
That planning permission be granted subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between The Council and all persons with an interest in the land (including mortgagees) in order to secure the planning obligations contained within Recommendation A of the officer's report and subject to the conditions and informatives within the officer's report.

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CITY NORTH ISLINGTON TRADING ESTATE, FONTHILL ROAD AND 8-10 GOODWIN STREET, ISLINGTON, LONDON, N4 (Item B2)

Variation of Condition 2 (approved plans) of planning permission reference: P092492 dated 19 November 2010 that granted demolition of existing buildings and the construction of a mixed use development comprising two 21 storey buildings; a 10 storey building; and 3 storey building for 355 residential dwellings (use class C3); 2,172sqm (GEA) of office floor space (use class B1); 436sqm (GEA) of restaurant and café floor space (use class A3); 9,665sqm (GEA) of flexible floor spaces for uses within use classes A1-A4 and/or gym (use class D2) and/or including up to 2,000sqm (GEA) of office floor space (B1 use class) at first floor only; together with associated disabled and car club parking spaces, cycle spaces, storage, associated access, public realm and private and public and public amenity space. The amendments propose to amend the external elevations of the proposed buildings including alterations to the top three floors of the towers, increase in lift shaft width from 4.4m to 4.95m, creation of a new western station entrance to Finsbury Park Station and step free access to station platforms, the re-arrangement of the consented uses at basement, ground, first and second floors with no alterations to the consented floor space figures, along with associated amendments to access arrangements.

(Planning application number: P2014/0782/S73)

The planning officer explained that Condition 49 should be reworded to read, 'Notwithstanding the drawings hereby approved, a revised ground floor layout and elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the fit out of the station ticket hall. The ground floor layout shall be accompanied by details of the:

- a) the design details and layout of the station ticket hall including elevations of the entrance; and
- b) increased provision of public toilet facilities included in the detailed layout of the new station ticket hall.

The revised ground floor layout of the station ticket hall shall not obstruct access to 'Passageway 4' as identified on Drawing No: A_- 20_P00 Revision Y.

The revised ground floor layout shall be provided and carried out strictly in accordance with the details so approved shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority until such a time that the land becomes operational land and the provision of the TCP (General Permitted Development Order) 1995 may apply.

REASON: In order to secure details of the revised ground floor layout, including the provision of public toilet facilities and the design detail and layout of the new station ticket hall and entrance.'

The planning officer stated that Condition 1 should be reworded as follows to reflect up to date submitted plans:

'CONDITION: The development hereby approved is comprised of the following drawings and documents:

E_SP_A_DR_101/00; E_SP_A_DR_102/00; E_LG_A_DR_101/00;
E_LM_A_DR_102/00; E_UG_A_DR_103/00; E_UM_A_DR_104/00;
E_1_A_DR_105/00; E_2_A_DR_106/00; E_3_A_DR_107/00; E_R_A_DR_108/00;
M_SP_A_DR_101/00; A_- 90_01; T_- 20_P-1 V; T_- 20_P00 Y; T_- 20_P01;
T; T_- 20_P02 U; A_- 20_P03-N; A_- 20_P04-M; A_- 20_P05-L; A_- 20_P06-
M; A_- 20_P07- L; A_- 20_P08-K; A_- 20_P09- K; A_- 20_P10-L; A_-
20_P11-K; A_- 20_P12- K; A_- 20_P13-K; A_- 20_P14- K; A_- 20_P15-
K; A_- 20_P16-K; A_- 20_P17-K; A_- 20_P18-K; A_- 20_P19-K; A_-
20_P20-K; A_- 20_P21-K; A_- 20_P22- K; A_- 20_P23-E; D2052-FBK-XX-00-
DR-L-0200D; E_S_A_DR_201/00; E_S_A_DR_202/00; E_S_A_DR_203/00; T_-

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_20_S200 C; T_-20_S201 C; T_-20_S202 C; T_-20_S203 C; T_-20_S204 C; T_-20_S205 C; T_-20_S206 E; T_-20_E100 F; T_-20_E101 F; T_-20_E102 F; T_-20_E103 F; A_A_70_S_T02 E; A_A_70_1B_T01 D; A_A_70_1B_T01a C; A_A_70_1B_T03 E; A_A_70_1B_T04 E; A_A_70_1B_T05 E; A_A_70_1B_T06 E; A_A_70_1B_T07 D; A_A_70_1B_T08 F; A_A_70_2B_T01 F; A_A_70_2B_T02 F; A_A_70_2B_T03 D; A_A_70_2B_T04 D; A_A_70_2B_T05 E; A_A_70_2B_T05a C; A_A_70_2B_T07 D; A_A_70_2B_T08 G; A_A_70_2B_T09 F; A_A_70_2B_T10 G; A_A_70_2B_T11 E; A_A_70_2B_D01L E; A_A_70_2B_D01U E; A_A_70_3B_T01 E; A_A_70_3B_D01L G; A_A_70_3B_D01U G; A_A_70_3B_D02L F; A_A_70_3B_D02U E; A_A_70_4B_T01 D; A_B_70_1B_T01 E; A_B_70_1B_T02 F; A_B_70_1B_T03 F; A_B_70_1B_T04 F; A_B_70_2B_T01 F; A_B_70_2B_T02 E; A_B_70_2B_T03 F; A_B_70_2B_T04 F; A_B_70_2B_T05 E; A_B_70_2B_D01L E; A_B_70_2B_D01U E; A_B_70_2B_D02L E; A_B_70_2B_D02U E; A_B_70_2B_D04L C; A_B_70_2B_D04U C; A_B_70_3B_T01 D; A_B_70_3B_T02 E; A_B_70_3B_D01L F; A_B_70_3B_D01U E; A_B_70_3B_D02L E; A_B_70_3B_D02U D; A_C_70_S_T01 E; A_C_70_S_T02 E; A_C_70_1B_T01 E; A_C_70_1B_T01a C; A_C_70_1B_T01b C; A_C_70_1B_T02 D; A_C_70_1B_T03 E; A_C_70_2B_T01 D; A_C_70_2B_T01a C; A_C_70_2B_T08 E; A_C_70_2B_T09; A_C_70_2B_T10; A_C_70_2B_D01L E; A_C_70_2B_D01U E; A_C_70_2B_D01AI D; A_C_70_2B_D01Au D; A_C_70_3B_T01 E; A_C_70_3B_T01a D; A_C_70_3B_T01b D; A_C_70_3B_T01c A; A_C_70_3B_T02 E; A_C_70_3B_T04 F; A_C_70_3B_T05 G; A_C_70_3B_T06 E; A_C_70_3B_T07 F; A_C_70_3B_T08 E; A_C_70_3B_T09 C; A_C_70_3B_T10; A_C_70_3B_D01L F; A_C_70_3B_D01U F; A_C_70_4B_D01L G; A_C_70_4B_D01U H; A_C_70_1B_A01 D; A_C_70_2B_A01 D; A_C_70_2B_A01a A; A_C_70_2B_A02 D; A_C_70_2B_A03 C; A_C_70_2B_A04; A_C_70_2B_A05; A_C_70_2B_A06; A_C_70_2B_A07 A; A_C_70_3B_A09 A; A_C_70_3B_A10; A_C_70_4B_A03 A; A_C_70_4B_A03a A; A_C_70_4B_A03b A; A_C_70_4B_A03c A; A_C_70_4B_A04W A; A_C_70_4B_A04Aw A; A_C_70_4B_A05 A; A_C_70_4B_A05a A; A_D_70_4B_A01W A; A_D_70_4B_A03; A_D_70_4B_A04; A_D_70_5B_A01 C; A_D_70_5B_A02 C; A_D_70_5B_A05 C; **5181-RJ-PL-SC6-APP-B: rev B**; Addendum to Section 6 - Appendix B: West Elevation to Fonthill Road Colour Elevation; East Elevation to Finsbury Park Colour Elevation; North Elevation to Wells Terrace Colour Elevation South Elevation Colour Elevation; **5181-RJ-PL-SC6-APP-C: rev B**; Addendum to Section 6 - Appendix C: View Looking East along Wells Terrace from the junction of Fonthill Road and Wells Terrace Colour Cgi; View looking West along Wells Terrace Colour Cgi; View looking North along Isledon Road Colour Cgi; View of garden terrace overlooking the new North/South route Colour Cgi; City North Finsbury Park Environmental Impact Assessment Non - Technical Summary, dated November 2009; City North Finsbury Park Environmental Impact Assessment Volume 1; 2 and 3, dated November 2009; Design and Access Statement, dated November 2009; Planning Statement, dated November 2009; Transport Assessment, Issue 1, dated 23/11/2009; Travel Plan, Issue 2, dated 27/11/2009; Management Strategy, dated November 2009; Retail Assessment, dated November 2009; Consultation Statement, dated November 2009; Viability Report, ref: JGK/cf01/02A935691, dated 27/11/09; Ecology Assessment, ref: ECO1838.EcoAs.vf, dated November 2009; Arboricultural Assessment, dated November 2009; and Sustainable Design and Construction Statement, dated November 2009 [LBI Reg: 24922]; City North Draft Heads of Terms [LBI Reg: 24923]; Cover letter, dated 26 January 2010 with Disabled Parking at Car Free Developments Technical Note ref: 16636-01-1, dated 13/01/2010 [LBI Reg: 24924]; City North Addendum to the Townscape, Built Heritage & Visual Assessment, dated 22/02/10 [LBI REG: 24925]; Design and Access Statement – Addendum, dated February 2010; and Cover letter, dated 9 March with Table of Response; Technical Note – Response to transport and highway comments, ref: 16636-01-1, dated 24/02/2010 [LBI Reg: 24926]; Cover letter

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- Housing Mix by Units, dated 16 March 2010 [LBI Reg: 24927]: Cover letter – GLA
REF: PDU/1810a/MA06, dated 18 March 2010 [LBI Reg: 24928]: Cover letter -
Housing Mix by habitable room, dated 18 March 2010

In the discussion the following point was made:

- Regular discussions had taken place between design officers and the applicant's team and the design of the scheme had been amended accordingly.

RESOLVED:

That planning permission be granted subject to any direction by the Mayor to refuse the application or for it to be called in for determination by the Mayor of London, subject to the prior completion of a Deed of Variation to the existing legal agreement of Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 between The Council and all persons with an interest in the land (including mortgagees) in order to secure the planning obligations contained within Recommendation B of the officer's report and subject to the conditions and informatives within the officer's report.

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ZIMCO HOUSE, 16-28 TABERNACLE STREET AND 10-14 EPWORTH STREET, LONDON, EC2A 4LU (Item B3)

Refurbishment and extensions to the existing building comprising: demolition of existing rear two storey courtyard part of building including former caretaker's flat; demolition of existing fourth floor plant room on Bonhill Street; erection of rear infill extension at ground to fourth floor level; erection of fourth and fifth floor level roof extension along Bonhill Street and Tabernacle Street; recladding and alteration to external facades; together with internal reconfiguration; and change of use of the basement (1,778sqm) from B8 distribution warehouse to B1 office. The extensions would provide 2,503sqm of new B1 office accommodation (total 8,578sqm of B1 office floorspace) and the provision of six new residential flats with front terraces at fifth floor level, comprising one x three-bedroom flat and five x two-bedroom flats.

(Planning application number: P2014/1103/FUL)

In the discussion the following points were made:

- Residents with disabilities lived at 10 Epworth Street. Members could take this into account when considering residential amenity.
- The car parking arrangements were considered.
- Concern was raised about the servicing arrangements for the offices and in particular the impact on the residents of 10 Epworth Court. A detailed construction management plan would be required if permission was granted.
- The impacts on daylight and sunlight to neighbouring properties was limited.
- Concern was expressed regarding a lack of clarity in relation to the new residents' entrance.
- Concern was expressed about the level of detail in the plans.

Councillor Klute proposed a motion to defer the consideration of the application. This was seconded by Councillor Chowdhury and carried.

RESOLVED:

That consideration of the application be deferred to enable the applicant to provide more detailed information and drawings in particular in relation to the proposed improvements to the entrance to 10 Epworth Street, to enable members to make a site visit and to obtain further information of better quality and detail in relation to the existing and proposed servicing arrangements for the site, in particular in relation to potential pedestrian/cyclist/vehicle conflicts.

35 **PLANNING ENFORCEMENT AND APPEAL PERFORMANCE: FIRST QUARTER
2014/2015 (Item C1)**

RESOLVED:

That the report be noted.

The meeting ended at 9.05 pm

CHAIR