

Planning Sub Committee A - 2 December 2014

Minutes of the meeting of the Planning Sub Committee A held at on 2 December 2014 at 7.30 pm.

Present: **Councillors:** R Perry (Chair), Poyser (Vice-Chair), Chowdhury,
Gantly and Fletcher

Councillor Rupert Perry in the Chair

20 **INTRODUCTIONS (Item A1)**

Councillor Rupert Perry 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 the planning applications and outlined the procedures for the meeting.

21 **APOLOGIES FOR ABSENCE (Item A2)**

There were no apologies for absence.

22 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

There were no declarations of substitute members.

23 **DECLARATIONS OF INTEREST (Item A4)**

Councillor Fletcher declared that she would not take part in the consideration of Item B8 as she had predetermined the application.

24 **ORDER OF BUSINESS (Item A5)**

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

25 **MINUTES OF PREVIOUS MEETING (Item A6)**

RESOLVED:

That the minutes of the meeting held on 9 October 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

26 **24 THORNHILL ROAD, LONDON, N1 1HW (Item B1)**

Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace.

(Planning application number: P2014/2536/FUL)

The officer reported that the first two sentences of paragraph 10.14 of the report should be reworded to read, "This is a proposed full height window to the rear of the proposed roof extension at second floor level and side windows to the proposed and existing south elevation of 24 Thornhill Road. The rear face of the properties on Lonsdale Square are approximately 20m away."

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The officer report that Condition 5 should be amended to read, "Notwithstanding the approved plans, no permission is hereby granted for the rear window at second floor level to the east elevation."

In the discussion the following points were made:

- Consideration was given to the comments of the Design and Conservation Officer who had stated that the replacement of the roof extension was acceptable in principle however replacement should be of a traditional roof extension. The planning officer advised that the roof extension would not be visible from street level to the front elevation and that the building was not locally listed but that the shop front was locally listed.
- Members raised concern that the proposed development would be slightly wider and higher than the existing extension.
- The officer advised that there were currently windows on the existing side extension. The view from the additional window would be oblique which would minimise overlooking.

Councillor Poyser proposed a motion to refuse planning permission due the form, size and design of the extension. This was seconded by Councillor Gantly and carried. The officer clarified the basis for the reason for refusal with the chair, who confirmed it related to the side elevation of the roof extension.

RESOLVED:

That planning permission be refused due to the form, size and design of the extension and that the wording for the reason be delegated to officers.

27 **25 CANONBURY LANE, LONDON, N1 2AS (Item B2)**

Installation of air conditioning condenser unit to rear elevation.

(Planning application number: P2014/1951/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report.

28 **31 WHARFDALE ROAD, LONDON, N1 9SD (Item B3)**

Erection of mansard roof extension with two velux rooflights to front elevation and two timber framed sliding sash windows to the rear.

(Planning application number: P2014/0677/FUL)

The officer advised that Condition 6 should be amended to require materials to be submitted and approved by the Local Planning Authority.

RESOLVED:

That planning permission be granted subject to the conditions and informative in the report with Condition 6 being amended as outlined above, the wording of which was delegated to officers.

29 **33 WHARFDALE ROAD, LONDON, N1 9SD (Item B4)**

Erection of roof extension with three velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings.

(Planning application number: P2014/0676/FUL)

The officer advised that Condition 6 should be amended to require materials to be submitted and approved by the Local Planning Authority.

RESOLVED:

That planning permission be granted subject to the conditions and informative in the report with Condition 6 being amended as outlined above, the wording of which was delegated to officers.

30 **GARAGES, GAINSBOROUGH HOUSE, 116 THORPEDALE ROAD, LONDON, N4 (Item B5)**

Demolition of existing garages and redevelopment of the site to provide 2 x 2 bedroom two storey residential dwellings and garden areas.

(Planning application number: P2014/3582/FUL)

The officer advised that the words “and associated garages” be removed from Paragraph 4.1 of the report.

RESOLVED:

That planning permission be granted subject to the prior completion of a Director level agreement between the Service Director of the Council’s Housing and Adult Services department and relevant officers in the local planning authority in order to secure the planning obligations outlined in Appendix 1 of the case officer’s report and subject to the conditions and informatives in the case officer’s report

31 **LAND ADJACENT TO 59 TO 70 BLENHEIM COURT ESTATE, CORNWALLIS ROAD, LONDON, N19 (Item B6)**

Demolition of existing garages/stores and construction of three storey residential building comprising 2 x 3 bedroom/6 person maisonettes and 2x1 bedroom/2 person flats.

(Planning application number: P2014/0483/FUL)

In the discussion the following point was made:

- The officer confirmed that the brick would match that of adjoining buildings.

RESOLVED:

That planning permission be granted subject to the prior completion of a Director’s Agreement made under Section 106 of the Town and Country Planning Act 1990 authority in order to secure the planning obligations outlined in Appendix 1 of the case officer’s report and subject to the conditions and informatives in the case officer’s report.

32 **NEWINGTON GREEN PRIMARY SCHOOL, 105 MATTHIAS ROAD, LONDON, N16 8NP (Item B7)**

Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.

(Planning application number: P2014/2448/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer’s report.

33 **PANGBOURNE HOUSE, ROWSTOCK GARDENS, LONDON, N7 0BD (Item B8)**

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Erection of a purpose made modular building to provide temporary library facilities and associated access path, ramp and fencing for a period of 24 months.

(Planning application number: P2014/3795/FUL)

Councillor Fletcher did not take part in the consideration of this item as she declared that she had predetermined the application.

The officer advised that no trees would be removed to make way for the building.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report.

34 ST. MARY MAGDALENE ACADEMY, 475 LIVERPOOL ROAD, LONDON, N7 8PG (Item B9)

Erection of a single storey building to include two classroom spaces near Bride Street frontage including access ramps and associated balustrading. Associated works.

(Planning application number: P2014/2731/FUL)

The officer advised that an additional condition in relation to noise and insulation measures be added.

In the discussion the following points were made:

- The enforcement action outlined in the report was noted.
- In response to a member's question about the use of the space, the officer advised that it was outdoor learning space and had not been designated as playspace.
- The school would not increase the number of pupils on roll as a result of the new building. This was conditioned in the original planning permission.
- Concern was raised that the applicant was not in attendance.

Councillor Fletcher proposed a motion to defer the consideration of the application to request that the applicant attend the meeting. This was seconded by Councillor Poyser and carried.

RESOLVED:

That the consideration of the application be deferred to enable officers to write to the school to request that representatives attends the meeting.

WORDING DELEGATED TO OFFICERS

24 THORNHILL ROAD, LONDON, N1 1HW

REASON FOR REFUSAL:

The proposed roof extension, by reason of the form, size and design of the side elevation, is considered to be an overly dominant and incongruous addition out of keeping with the character of the host building and of the wider character and appearance of the Barnsbury Conservation Area. As such the proposal is considered to contrary to policies DM2.1 and DM2.3 of the Development Management Policies 2013, CS8 and CS9 of the Islington Core Strategy and guidance within the Islington Conservation Area Guidelines.

31 WHARFDALE ROAD, LONDON, N1 9SD

Amended Condition 6:

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“Notwithstanding the plans hereby approved no permission is granted for fibre glass roof as shown on drawing RK/TP/1095/04.

Amended plans showing an appropriate material shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

The mansard roof extension shall be carried out in accordance with the amended plans so approved, and shall be maintained as such thereafter.

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

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The meeting ended at 8.55 pm

CHAIR