

Planning Sub Committee B - 19 March 2015

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 19 March 2015 at 7.30 pm.

Present: **Councillors:** Martin Klute (Chair), Nicholls (Vice-Chair), Khan and Picknell

Councillor Martin Klute in the Chair

84 INTRODUCTIONS (Item A1)

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.

85 APOLOGIES FOR ABSENCE (Item A2)

None.

86 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

None.

87 DECLARATIONS OF INTEREST (Item A4)

None.

88 ORDER OF BUSINESS (Item A5)

Agenda Item B5 – 465 Holloway Road had been withdrawn from the agenda. The order of business would otherwise be as per the agenda.

89 MINUTES OF PREVIOUS MEETING (Item A6)

That the minutes of the meeting held on the 5 February 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

90 NOS. 4, 9, 10-37 LEGION CLOSE, LONDON, N1 1PJ (Item B1)

Replacement of existing single glazed timber windows and doors with UPVC double glazed windows. (P2014/3189/FUL)

In the discussion the following points were considered:-

- The planning officer stated that Paragraph 10.6 of the case officer's report should be amended to refer to eight out of twenty seven flats rather than nine out of twenty seven flats
- The previous application had been refused due to the materials, thickness of the frames and design and appearance. The current application was for frames with a narrower profile.
- The proposed windows would not be made from recyclable materials but could be recycled in the future.
- Sectional drawings had not been provided for the Sub-Committee to consider.

Councillor Klute proposed a motion to defer the consideration of the application to enable the applicant to provide details (elevational and sectional drawings 1:5/1:10) and samples of the type of UPVC frames. This was seconded by Councillor Khan and carried.

RESOLVED

That consideration of the application be deferred for the reason outlined above.

91 DUNCOMBE PRIMARY SCHOOL, SUSSEX WAY, LONDON N19 4JA (Item B2)

The construction of a new community hall (together with locker rooms, toilet facilities, classroom and offices) together with new landscaping and boundary walls and gates. (P2013/4257)

In the discussion the following points were considered:-

- The planning officer stated that Condition 2 should be amended to read 'Drawing and Document Numbers: The development hereby approved shall be carried out in accordance with the following approved plans:
Design and Access Statement (CH Architects July 2009), 197_20_400C, 197_20_401C, 197_20_430C, 197_20_431C, 197_20_202E, 197_20_203D, 197_20_204C, 197_20_221D, 197_20_222B, 197_20_230D, 197_20_231D, 197_20_232D, 197_20_233E, Arboricultural Statement (ACS Consulting).
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.'
- The officer stated that Condition 6 should be removed and that Paragraph 10.6 should refer to hardwood and not softwood.
- The scheme was identical to the one previously approved at committee and no relevant policy changes had been made since then.

RESOLVED

That planning permission be granted subject to the conditions and informatives set out in the report.

92 GROUND FLOOR, HALIDAY HOUSE, 2 MILDMAY STREET, LONDON, N1 4NF (Item B3)

Conversion of disused spaces in the ground floor of Holiday House into 2 no. flats (1x 1 bed flat and 1 x 2 bedroom flat) including external alterations to the west elevation and the creation of garden areas including the erection of garden walls. (P2014/3961/FUL).

In the discussion the following points were considered:-

- The planning officer stated that in Condition 5 in the case officer's report, the reference to cycle storage for no less than two spaces per bedroom should be amended to no less than one cycle space per bedroom.
- Concern was raised about the quality of the drawings submitted.

Councillor Khan proposed a motion to defer the application to enable the applicant to submit corrected drawings. This was seconded by Councillor Klute and carried.

RESOLVED

That the consideration of the application be deferred for the reason outlined above.

93 MULTI USE GAMES AREA TO THE NORTH OF CHARD HOUSE AND METHLEY HOUSE, ANDOVER ESTATE, LONDON, N4 (Item B4)

Temporary change of use of Multi Use Games Area to Community Plant Nursery for 2 years with the erection of poly tunnels, seating areas and raised planting beds. (2014/4873/FUL)

In the discussion the following point was considered:-

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- If the applicants wanted the nursery to remain in place for longer than two years, they would need to reapply for planning permission and would have to provide replacement playspace.

RESOLVED

That planning permission be granted subject to the conditions and informatives set out in the report.

94 **465 HOLLOWAY ROAD, LONDON N7 6LE (Item B5)**

Variation of condition 2 (in accordance with approved drawings) of planning approval reference P121944. The variation relates to the plant equipment including 3 x fan condenser units and its enclosure, iron railings painted black, acoustic canopy and timber framed pitched roof with single ply membrane covering painted black, additional louvre situated directly behind railings painted black. (P2014/0275/S73).

RESOLVED:

That it be noted that the application had been withdrawn from the agenda by the applicant.

95 **FLAT 3, 161 UPPER STREET, N1 1US (Item B6)**

Construction of a roof terrace and associated staircase with glass balustrade and opaque glass privacy screen over buildings third floor level with 2.50 metres setback from front parapet wall and 1.00 metre setback from building's main rear façade. (P2014/4499/FUL).

In the discussion the following points were considered:-

- The planning officer confirmed that the glass balustrade at the front and back of the terraces would be 1.1m and the privacy screens which would bisect the terraces would be 1.7m.
- The planning officer confirmed that terraces had been approved at the first floor level.

RESOLVED

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

96 **FLAT 3, 165 UPPER STREET, N1 1US (Item B7)**

Construction of a roof terrace and associated staircase with glass balustrade and opaque glass privacy screen over buildings third floor level with 2.50 metres setback from front parapet wall and 1.00 metre setback from building's main rear façade. (P2014/4530/FUL).

In the discussion the following points were considered:-

- The planning officer confirmed that the glass balustrade at the front and back of the terraces would be 1.1m and the privacy screens which would bisect the terraces would be 1.7m.
- The planning officer confirmed that terraces had been approved at the first floor level.

RESOLVED

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

97 **FLAT C, 167 UPPER STREET, N1 1US (Item B8)**

Construction of a roof terrace and associated staircase with glass balustrade and opaque glass privacy screen over buildings third floor level with 2.50 metres setback from front parapet wall and 1.00 metre setback from building's main rear façade. (P2014/4565/FUL).

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In the discussion the following points were considered:-

- The planning officer confirmed that the glass balustrade at the front and back of the terraces would be 1.1m and the privacy screens which would bisect the terraces would be 1.7m.
- The planning officer confirmed that terraces had been approved at the first floor level.

RESOLVED

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

The meeting ended at 8.30 pm

CHAIR