

London Borough of Islington

Planning Sub Committee B - 29 June 2015

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 29 June 2015 at 7.30 pm.

Present: **Councillors:** Convery, Fletcher (Substitute) (In place of Klute),
Picknell (Substitute) (In place of Nicholls) and Poyser
(Substitute) (In place of Ismail)

Councillor Kat Fletcher in the Chair

111 INTRODUCTIONS (Item A1)

Councillor Fletcher 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.

112 APOLOGIES FOR ABSENCE (Item A2)

Apologies for absence were received from Councillors Gantly, Klute, Ismail and Nicholls.

113 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Fletcher substituted for Councillor Klute, Councillor Picknell substituted for Councillor Nicholls and Councillor Poyser substituted for Councillor Ismail.

114 DECLARATIONS OF INTEREST (Item A4)

In relation to Agenda Items B4 and B5, Councillor Poyser declared that he was a member of the Highbury Fields Association and he used Highbury Pool.

115 ORDER OF BUSINESS (Item A6)

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

116 MINUTES OF PREVIOUS MEETING (Item A5)

That the minutes of the meeting held on 21 May 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

117 168 UPPER STREET, N1 (Item B1)

Approval of details pursuant of condition 3 (Details and samples of facing materials) of planning consent ref P2014/0189/FUL dated 22/07/2014.

(Planning application number: P2014/4534/AOD)

RESOLVED:

That the approval of details be granted, subject to the informative in the case officer's report.

118 9 DALLINGTON STREET, EC1V 0BQ (Item B2)

Erection of a fourth floor rear extension and fifth floor roof extension to provide an increase in office floor space (Use Class B1) together with associated works and external alterations

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provision of amenity space, landscaping and installation of eight condenser units with screened enclosure at fifth floor level. Internal alterations at the ground floor level to create a new entrance courtyard and insertion of two new roof lights to the rear.

(Planning application number: P2015/0586/FUL)

In the discussion the following points were made:

- The planning officer reported that Condition 5 should be removed as it was not applicable.
- The chair stated that although the sub-committee had sympathy with the concerns of residents in Enclave Court, the inspector upheld the sub-committee's decision for refusal based on the impact on Dallington School rather than the impact on Enclave Court. Therefore the sub-committee's decision should focus on the impact on Dallington School.
- The scheme had been amended to improve the daylight to the school.
- The architect had taken into account all of the sub-committee's concerns and addressed these in their revised scheme.

RESOLVED:

That planning permission be granted subject to the conditions in the case officer's report with condition 5 removed.

119 CAR PARK ADJACENT TO 24 MORTON ROAD, N1 3BA (Item B3)

The creation of three new houses for social rent (1x1 bed, 1x2 bed, 1x3 bed) with associated landscaping on an existing disused car park site.

(Planning application number: P2015/1289/FUL)

In the discussion the following points were made:

- The scheme blocked off three alleys so should reduce anti-social behaviour.
- The officer stated that an additional condition on impact planning should be added to the conditions.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report with an additional condition on impact planning and subject to the prior completion of a Director level agreement between the Service Director of the Council's Housing and Adult Social Services department and relevant officers in the local planning authority in order to secure the planning obligations in Recommendation A of the case officer's report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or in their absence the Deputy Head of Service.

120 HIGHBURY FIELDS PLAYGROUND, HIGHBURY CRESCENT, N5 (Item B4)

Replace existing playground structure (at the end of its serviceable life) with upgraded play equipment.

(Planning application number: P2015/0102/FUL)

RESOLVED:

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

121 HIGHBURY POOL, HIGHBURY CRESCENT, N5 1RR (Item B5)

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Single storey extension with pitched roof. Flat roof draught lobby box to the front. Double height extension sitting above the existing gym, spa and plant areas on Eastern side elevation.

(Planning application number: P2015/0386/FUL)

In the discussion the following points were made:

- The comments of the design and conservation officer were discussed.
- Concern was raised about the elevation design and height.

Councillor Fletcher proposed a motion to defer the consideration of the planning application to enable further discussions to take place in relation to the elevation design and height of the proposal. This was seconded by Councillor Poyser and carried.

RESOLVED:

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

122 LAND ADJACENT TO ST GEORGES AND ALL SAINTS CHURCH HALL, CRAYFORD ROAD, N7 0ND (Item B6)

The erection of a four storey building to provide three residential units comprising two bedroom flats and one three bedroom maisonette, together with private open space to the rear. This scheme had been amended with new elevations and internal redesign.

In the discussion the following points were made:

- Affordable housing contributions would be made.
- An objector raised concern about children in the nursery next door to the proposed development not being able to sleep between 12.30pm and 2.30pm as they did currently due to construction noise.
- The width of the pavement would remain the same.
- Tree protection had been conditioned.

Councillor Poyser proposed a motion to amend Condition 4 – Construction Management Plan to require the applicant to minimise noise between 12.30pm and 2.30pm. This was seconded by Councillor Picknell and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report with condition 4 being amended as above and 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 the mortgages) in order to secure the obligations in Recommendation A of the case officer's report to the satisfaction of the Head of Law and Public Services and the Service Director, Planning and Development/Head of Service – Development Management or, in their absence, the Deputy Head of Service.

123 LAND AT REAR OF NOS. 13-17 THANE VILLAS, N7 7PH (Item B7)

Construction of three self-contained single storey dwellings to the rear of 13-17 Thane Villas (2x three bed (4 person) and 1 x 3 bed (5 person) together with associated bin and cycle storage.

(Planning application number: P2014/0472/FUL)

In the discussion the following points were made:

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- Officers did not consider that the proposed development would harm the setting of the locally listed buildings.
- The proposal was policy compliant with an interesting design.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report plus the completion of a section 106 agreement to secure the financial contributions outlined in Recommendation A of the case officer's report.

124 MACPHERSON HOUSE, 69-85 OLD STREET, EC1V 9HX (Item B8)

Change of use of part of ground and basement floors from Use Class A2 to Use Class D1 including alterations to external ground floor facades on Old Street, Central Street elevations and rear elevations.

(Planning application number: P2015/1163/FUL)

RESOLVED:

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

125 NEWINGTON GREEN PRIMARY SCHOOL, 105 MATTHIAS ROAD, N16 8NP (Item B9)

Construction of a canopy to the western elevation of the school building of the nursery classrooms to provide direct access to the covered play space from the nursery classroom.

(Planning application number: P2015/0697/FUL)

RESOLVED:

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

126 ST MARKS PRIMARY SCHOOL, 175 SUSSEX WAY, N19 4JF (Item B10)

Demolition of the existing Nursery School building and construction of a new single storey Early Years Unit with associated works including canopies and a new boundary fence at St Mark's Primary School.

(Planning application number: P2015/1251/FUL)

In the discussion the following point was made:

- The possibility of having a biodiversity roof had been considered but the weight of this would mean the scheme would have to be redesigned and costs would increase.

RESOLVED:

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

The meeting ended at 9.55 pm

CHAIR