

Planning Sub Committee A - 22 October 2015

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 1, Town Hall, Upper Street, N1 2UD on 22 October 2015 at 7.30 pm.

Present: **Councillors:** Poyser (Chair), Chowdhury, Khan and Wayne
(Substitute) (In place of Fletcher)

Councillor Dave Poyser in the Chair

113 **INTRODUCTIONS (Item A1)**

Councillor Poyser welcomed everyone to the meeting. Members of the Committee and officers introduced themselves and the Chair outlined the procedures for the meeting.

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

Apologies were received from Councillors Fletcher and Spall.

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

Councillor Wayne substituted for Councillor Fletcher.

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

There were no declarations of interest.

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

The order of business would be:
B1, B3, B4 and B2.

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

RESOLVED:

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

119 **25 DANBURY STREET, LONDON, N1 8LE (Item B1)**

Demolition of existing single storey annex to public house (A4) and erection of three storey single family dwelling comprising lower ground, upper ground and first floors with 2-bedrooms for 3 persons (C3) on the site plus lowering of floor level and the inclusion of private outdoor space.

(Planning application number: P2015/0947/FUL)

In the discussion the following points were made:

- In response to a question from a member about the council's policy on the overlooking of gardens, the planning officer stated that the overlooking of gardens was not contained within policy. This particular garden was currently overlooked from other properties.
- A member stated that the sub-committee's decision was constrained by that of the inspector.

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- According to the sunlight and daylight assessment, there were no windows which did not meet BRE guidelines.
- There was no evidence that this development would have an adverse impact on noise, as suggested by an objector.
- The proposed development was consistent with policy.

RESOLVED:

That planning permission be granted subject to the conditions set out in the case officer's report and the prior completion of a Deed of Planning Obligation made under Section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the case officer's report.

120 **25-52 ROTHERFIELD COURT, ROTHERFIELD STREET, ISLINGTON, LONDON, N1 3BN (Item B2)**

Installation of steel hand railings (1.1m high) at roof level of the building.

(Planning application number: P2015/2620/FUL)

In the discussion the following point was made:

- A representative for the applicant (the council) was not in attendance.

RESOLVED:

That the consideration of this item be deferred to ask a representative of the applicant to attend the meeting where this item would be considered.

121 **ISLINGTON TENNIS CENTRE, MARKET ROAD, LONDON, N7 9PL (Item B3)**

Single storey extension to west elevation.

(Planning application number: P2015/2898/FUL)

In the discussion the following point was made:

- The proposed development was consistent with policy.

RESOLVED:

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

122 **NURSERY AT LOXFORDS 85 Highbury Park, London, N5 1GF (Item B4)**

Installation of condensing units within the lightwell adjoining the basement level plant room in conjunction with the installation of a Comfort Cooling System for the nursery premises.

(Planning application number: P2015/2142/FUL)

In the discussion the following points were made:

- A number of possible options had been considered for the location of the condensing units and the proposed one was deemed to be the most suitable location.
- The noise officer was satisfied with the proposed conditions.
- There was a need for ventilation.
- The applicant advised that the noise from the units had to be 35 decibels or less. The noise would be between 23 and 29 decibels when the condensers were running. Background noise was 40 decibels at night and the condensers would be off at night and during the winter when air conditioning would not be required.

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RESOLVED:

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

The meeting ended at 8.10 pm

CHAIR