

Planning Sub Committee A - 1 December 2015

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 1 December 2015 at 7.30 pm.

Present: **Councillors:** Kat Fletcher (Chair), David Poyser (Vice-Chair), Jilani Chowdhury and Robert Khan
Also Present: **Councillor:** Osh Gantly

Councillor Kat Fletcher in the Chair

123 INTRODUCTIONS (Item A1)

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

124 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Spall.

125 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

126 DECLARATIONS OF INTEREST (Item A4)

In relation to Agenda Item B4, Councillor Poyser declared that he was a member of the Highbury Fields Association.

127 ORDER OF BUSINESS (Item A5)

The order of business would be:

B4, B3, B6, B1, B2, B5, B7, B8, B9, B10, B11, B13, B14 and B15. Item B12 had been deferred by the applicant.

128 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 13 October 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

129 20 SHELBURNE ROAD, LONDON, N7 6DL (Item B1)

Conversion of single dwelling house (C3) into 2 self-contained flats (1 x 3 bedroom, 1 x 1 bedroom) and refurbishment of existing rear extension to include facing brickwork and new timber-framed windows and doors.

(Planning application number: P2015/1525/FUL)

In the discussion the following point was made:

- The application was policy compliant.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the case officer's report.

130 **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 points were made:

- The applicant confirmed that the building had a flat roof which had to be accessed for maintenance purposes. Legislation meant safety improvements were necessary for the safety of those undertaking maintenance work. A safety rail would ensure compliance with the legislation.
- The applicant confirmed that residents did not have access to the roof.
- The applicant confirmed that the rail was adjustable but would be set at 1.1m high which was recommended by the manufacturer. He also confirmed that the rail would be 1.2m from the edge of the building. If maintenance workers had to go closer to the edge of the building, they would be harnessed.

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 2 of the case officer's report.

131 **57-65 RANDELL'S ROAD, LONDON, N1 0DH (Item B3)**

The demolition of the existing garage/workshop and the erection of a four storey plus basement building to provide commercial (B1) space at ground floor and basement, and residential use (five x 2 bed flats and one x 1 bed flat) to the four upper floors, together with the incorporation of refuse bin stores and bicycle storage.

(Planning application number: P2015/2834/FUL)

In the discussion the following points were made:

- The planning officer advised that the application was in Caledonian ward and not Barnsbury ward as stated in the officer's report.
- The location of the cycle storage provision was discussed.
- The planning officer advised that this application was for a small part of the site. This scheme would not prevent the rest of the site from being developed at a later stage and it could form part of a more comprehensive development in the future.
- The scheme was policy compliant.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the case officer's report and subject to 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.

132 **HIGHBURY POOL, HIGHBURY CRESCENT, ISLINGTON, LONDON, N5 1RR (Item B4)**

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)

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In the discussion the following points were made:

- The planning officer advised that a late objection had been received from the Highbury Pool Group. This included suggestions about windows, materials and landscaping and the group sought a deferral for these to be considered.
- The planning officer advised that if the proposals were amended, this would require a new full consultation.
- The planning officer advised that the design and conservation was satisfied with the materials in the proposed scheme.
- The chair stated that the application had previously been deferred based on design and improvements had been made.
- The planning officer confirmed that the scheme had not been put to the Design Review Panel due to its small scale nature. The next meeting of the panel was not until February 2016.

Councillor Poyser proposed a motion to defer the consideration of the application to enable further discussion to take place between the applicant and the objectors in relation to windows, materials and landscaping. This was seconded by Councillor Chowdhury and carried.

RESOLVED:

That the consideration of the application be deferred to enable further discussion to take place between the applicant and the objectors in relation to windows, materials and landscaping.

133

LAND AT CORNER OF KILLICK STREET AND CALEDONIAN ROAD, N1 (Item B5)

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on the pavement at corner of Killick Street and Caledonian Road.

(Planning application number: P2015/3954/ADV)

In the discussion the following points were made:

- The applicant advised that the sites selected for display panels had been chosen based on footfall. Any sites that received permission for display panels would be included within one contract and a tendering process would then take place. There was a separate planning application for each of the sites and individual decisions were required for each application.
- The application was consistent with policy.

RESOLVED:

That advertisement consent be granted subject to the conditions and informative set out in Appendix 1 of the case officer's report.

134

NEW NORTH HOUSE, CANONBURY BUSINESS CENTRE, 202 NEW NORTH ROAD, LONDON, N1 7BJ (Item B6)

Demolition of existing rooftop structures and erection of additional storey on New North House to form 396 sqm of additional business (B1) space.

(Planning application number: P2015/2290/FUL)

In the discussion the following points were made:

- The planning officer confirmed that the existing lift shaft was small but in the view of the planners it was not reasonable to require the applicants to enlarge it due to the small size of the development.

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- The planning officer advised that one window failed the daylight and sunlight test but it passed the average daylight factor test. A small number of windows were minimally affected by a reduction in light.
- The proposal would return the building to look similar to how it looked during World War II.
- The proposal was generally policy compliant.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the case officer's report.

135

PAVEMENT AREA OUTSIDE ISLINGTON CENTRAL LIBRARY, LONDON, N5 (Item B7)

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on the pavement area outside Islington Central Library.

(Planning application number: P2015/3957/ADV)

In the discussion the following points were made:

- It was considered that the display panel would result in street clutter which would detract from the library which was a Grade II* Listed Building.
- It was noted that there were currently a number of signs on the library.

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the case officer's report.

136

PAVEMENT AREA IN OLD STREET OPPOSITE MALLOW STREET, LONDON, EC1V 9LT (Item B8)

Installation of a Freestanding Self-Illuminated Advertisement Display Panel (6 Sheet) on the pavement of north side of Old Street opposite Mallow Street.

(Planning application number: 2015/3961/ADV)

In the discussion the following points were made:

- Transport for London (TfL) had raised concerns that the display panel could cause a distraction for drivers.
- The Service Director, Planning and Development stated that as Highways was also the applicant, in the interests of transparency, this application could be referred to Traffic and Engineering for their view on the TfL comments.

Councillor Khan proposed a motion to defer the application for it to be referred to Traffic and Engineering to consider the TfL comments. This was seconded by Councillor Poyser and carried.

RESOLVED:

That the consideration of this application be deferred to enable Traffic and Engineering to comment on the TfL comments.

137

PAVEMENT AREA ON PENTONVILLE ROAD (SOUTH SIDE) WEST OF PENTON RISE, PENTONVILLE ROAD, LONDON, N1 9JL (Item B9)

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on the pavement on south side of Pentonville Road, west of Penton Rise.

(Planning application number: P2015/3962/ADV)

RESOLVED:

That advertisement consent be granted subject to the conditions and informative set out in Appendix 1 of the case officer's report.

138 **PAVEMENT AREA OPPOSITE BRYLES HOUSE, 32-34 CLERKENWELL ROAD, LONDON, EC1 (Item B10)**

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on pavement opposite 32-34 Clerkenwell Road.

(Planning application number: P2015/3959/ADV)

In the discussion the following point was made:

- The application was consistent with policy.

RESOLVED:

That advertisement consent be granted subject to the conditions and informative set out in Appendix 1 of the case officer's report.

139 **PAVEMENT AREA OPPOSITE 541-543 CALEDONIAN ROAD, LONDON, N7 (Item B11)**

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on the pavement opposite 541/543 Caledonian Road.

(Planning application number: P2015/3953/ADV)

In the discussion the following points were made:

- The location of the display panel was considered.
- Although objectors had raised concern about the site being near a conservation area, it was not in a conservation area and was therefore policy compliant.

RESOLVED:

That advertisement consent be granted subject to the conditions and informative set out in Appendix 1 of the case officer's report.

140 **SEVEN SISTERS ROAD (NORTH SIDE) OPPOSITE MEDINA ROAD, LONDON, N7 7PU (Item B12)**

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on the grass verge outside of Seven Sisters Road opposite Medina Road.

(Planning application number: P2015/3963/ADV)

RESOLVED:

That it be noted that this item had been deferred by the applicant.

141 **SITE ON CLERKENWELL ROAD (BRIDGE BETWEEN FARRINGDON ROAD AND FARRINGDON LANE), CLERKENWELL ROAD, LONDON, EC1M 3LN (Item B13)**

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on the pavement on the bridge between Farringdon Road and Turnmill Street.

(Planning application number: P2015/3955/ADV)

In the discussion the following points were made:

- It was considered that the display panel would result in street clutter which would detract from the nearby Grade II* Listed Building.

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- The proposed display sign would be higher than the wall behind it.
- The applicant advised that before the wall was rebuilt, there were multiple advertising hoardings in this location.

RESOLVED:

That advertisement consent be refused for the reason set out in Appendix 1 of the case officer's report.

142

SITE OUTSIDE WHITTINGTON PARK (ADJACENT TO 563 HOLLOWAY ROAD), HOLLOWAY ROAD, LONDON, N19 4DQ (Item B14)

Installation of a Freestanding Self Illuminated Advertisement Display Panel (6 Sheet) on the green area adjacent to Holloway Road.

(Planning application number: P2015/3952/ADV)

In the discussion the following points were made:

- Transport for London (TfL) had submitted concerns about street clutter and the impact of the display panel on a TfL tree.
- The application was consistent with policy.

RESOLVED:

That advertisement consent be granted subject to the conditions and informative set out in Appendix 1 of the case officer's report.

143

SOUTH OF RAILWAY BRIDGE, OPPOSITE EMIRATES, HORNSEY ROAD, ISLINGTON, LONDON, N7 8DB (Item B15)

Erection of a 48 Sheet externally illuminated, static, wall-mounted hoarding.

(Planning application number: P2015/3960/ADV)

RESOLVED:

That advertisement consent be granted subject to the conditions and informative set out in Appendix 1 of the case officer's report.

The meeting ended at 9.20 pm

CHAIR