

Planning Sub Committee B - 29 November 2016

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 29 November 2016 at 7.30 pm.

Present: **Councillors:** Angela Picknell, Jilani Chowdhury, Robert Khan, Kat Fletcher and Una O'Halloran

**Angela Picknell
in the Chair**

247 INTRODUCTIONS (Item A1)

Councillor Picknell welcomed everyone to the meeting. Members of the sub-Committee and officers introduced themselves. The Chair outlined the procedure for the meeting.

248 APOLOGIES FOR ABSENCE (Item A2)

Apologies for absence were received from Councillor Donovan and Councillor N Ward.

249 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Fletcher substituted for Councillor Donovan and Councillor O'Halloran substituted for Councillor N Ward.

250 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

251 ORDER OF BUSINESS (Item A5)

The order of business would be B11, B10, B6, B9, B3, B7, B2, B4 and B5, B1 and B8.

252 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 3 October 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

253 LAND LOCATED OPPOSITE ISLINGTON MUNICIPAL COUNCIL OFFICES UPPER STREET, N1 (Item B1)

Single panel – 6 Sheet Advertisement Display Freestanding Internally Illuminated Panel.

(Planning application number: P2016/0451/ADV)

It was noted that this application was for a display panel outside the Municipal Council Offices. Two further objections, including one from the Islington Society, had been received and responses had been addressed in the report.

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In the discussion the following points were made:

- The application was consistent with policy.

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

254 13 ROTHERFIELD STREET, N1 3EE (Item B2)

Replacement of existing roof covering with artificial slate covering.

(Planning application number: P2016/3553/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

255 14 BONHILL STREET, EC2A 4BX (Item B3)

Extension of existing part 5, part 8 storey office building to rear from 1st to 5th floor to create 474 square metres of additional office space (B1), removal of existing building plan from rear of the site and location of new plant at roof level within new acoustic enclosure, removal of existing rear fire escape and creation of new entrance at ground level.

(Planning application number: P2016/2078/FUL)

The case officer reported that an additional objection had been received proposing an amendment to the noise condition. However, it was the legal view that the amendment would be unenforceable and the condition in the report remained unchanged.

In the discussion the following points were made:

- The report of the noise officer which stated that an increase of 3.1dB would be a worst case scenario however, the site was sensitive due to its complaint history and a potential rise in noise levels could be significant.
- A condition requiring the developer to submit a noise impact report had not been agreed by the applicant however, it was recommended that this condition be imposed to ensure that there was no unacceptable impact on neighbouring properties.

Councillor Khan proposed a motion to defer the application to further consider the noise impact report in order that the Sub-Committee could be satisfied that measures taken were sufficient to mitigate any noise impact. This was seconded by Councillor Picknell and carried.

RESOLVED:

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

256 5 AND 5A ROTHERFIELD STREET, N1 3EE (Item B4)

Replacement of existing roof covering with artificial slate covering.

(Planning application number: P2016/3552/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

257 **67 ROTHERFIELD STREET, N1 3BZ (Item B5)**

Replacement of existing roof covering with artificial slate covering.

(Planning application number:P2016/3554/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

258 **8 WRAY CRESCENT, N4 3LP (Item B6)**

Change of use of single family dwelling (Use Class C3) to incorporate commercial filming venue use (Sui Generis). The proposed Sui Generis Use would not last longer than 4 consecutive days (including setting up and taking down of associated equipment) resulting in no more use than 40 days per calendar year.

(Planning application number: P2016/1209/FUL)

Noted that two further objections had been received following publication of the report but the issues raised were covered in the report.

In the discussion the following points were made:

- Concerns were raised regarding the possible adverse impact on neighbours during filming.

Councillor Khan proposed a motion to reduce the number of days for filming to 30 and for events to occur no more than once a month. This was seconded by Councillor Picknell and carried.

Councillor Fletcher proposed a motion that residents be consulted on the service delivery plan. This was seconded by Councillor Picknell and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report, with the amendments of conditions 4, regarding the number of days for filming and condition 5 regarding the service delivery plan as outlined above.

259 **ARSENAL FOOTBALL CLUB, 75 DRAYTON PARK, N5 1BU (Item B7)**

Erection of a two storey building forming an extension to the existing Arsenal Football Club offices at Highbury House providing 671sqm of B1 (a) office floorspace, together with relocated cycle parking.

(Planning application number: P2015/1137/FUL)

RESOLVED:

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

260 **BUS SHELTER OUTSIDE 46 NEWINGTON GREEN, N16 9PX (Item B8)**

Double-sided freestanding forum structure, featuring 2 x digital 8" advertisement screens positioned back to back.

(Planning application number: P2016/3426/ADV)

It was noted that an additional objection had been received from the Islington Society.

In the discussion the following points were made:

- The comments of the design and conservation officer that the bus shelter was in the core of the conservation area and the bulky structure would detract from the character and appearance of the conservation area.

Councillor Khan proposed a motion to refuse the application for reasons of design. This was seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be refused for the reasons set out above, the wording of which was delegated to officers.

261 **FIRST FLOOR FLAT, 31 CRESSIDA ROAD, N19 3JN (Item B9)**

Erection of rear roof dormer extensions with replacement roof tiles.

(Planning application number: P2016/3319/FUL)

In the discussion the following points were made:

- The dormers were relatively modest and set away from the flank wall and were considered to be subordinate to the host building.
- The new windows were not considered to result in any further overlooking than currently existed on the rear elevation.
- There were a number of rear roof extensions along the terrace to the south west of Cressida Road.

RESOLVED:

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

262 **RBS REGENTS HOUSE, 42 ISLINGTON HIGH STREET, N1 8XL (Item B10)**

Works to the front façade of the building facing Islington High Street including new lighting, replacement of ground floor bay windows with floor to ceiling windows, new glazing to secondary entrances and replacement roller shutters, replacement surfacing and alterations to the existing entrance. Replacement glazing above the main entrance to levels 1 to 4. To the rear in the servicing yard, new lighting, seating and bike store and alterations to the rear elevation of the building include a new entrance, to facilitate the use of the servicing yard as a gathering/meeting area.

(Planning application number: P2016/2382/FUL)

In the discussion the following points were made:

- There was a proposed condition regarding the hours of operation to mitigate noise impacts to the area.
- It was considered that the works to the façade would be an improvement on the building's appearance.

RESOLVED:

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

263

ST JAMES HOUSE, 28 DRAYTON PARK, N5 1PD (Item B11)

Erection of a roof extension to accommodate 3 self-contained residential units (3x2 bed), raising the buildings parapet level and private amenity space plus bike and refuse storage.

(Planning application number: P2016/1791/FUL)

In the discussion the following points were made:

- The previous scheme had been deferred for further details on the refuse store to be submitted but conclusions on the design of the scheme had not been reached by members.
- That while the scheme was an improvement from previous applications, the Sub-Committee would consider the bulk of the development and its relationship with neighbouring dwellings.
- That the Sub-Committee was not satisfied that the proposals for the refuse store were consistent with policy.

Councillor Robert Khan proposed a motion to refuse the application on the grounds of bulk and massing and the capacity of the proposed refuse storage. This was seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be refused for the reasons set out above, the wording of which was delegated to officers

The meeting ended at 9.40 pm

CHAIR