

Planning Sub Committee B - 27 February 2017

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 27 February 2017 at 7.30 pm.

Present: **Councillors:** Alice Donovan, Angela Picknell, Jilani Chowdhury, Robert Khan and Paul Convery.

Also Present: **Councillors:** Diarmaid Ward and David Poyser.

Councillor Alice Donovan in the Chair

264 INTRODUCTIONS (Item A1)

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

265 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Nick Ward.

266 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Paul Convery substituted for Councillor Nick Ward.

267 DECLARATIONS OF INTEREST (Item A4)

Councillor Paul Convery declared a personal interest in Item B3 as his wife is a co-opted governor of Elizabeth Garrett Anderson School.

268 ORDER OF BUSINESS (Item A5)

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

269 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 29 November 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

270 134 LIVERPOOL ROAD AND LAND TO THE REAR OF 132 LIVERPOOL ROAD, N1 1LA (Item B1)

Partial demolition of existing buildings to facilitate the construction of 3 no. residential single dwelling houses comprising a 1x 2 bedroom house and 2 x 4 bedroom houses including basement excavation, communal and amenity spaces and other associated works. Enclosing boundary walls to be retained but reduced in height in some locations.

(Planning application number: P2016/3758/FUL)

Planning Sub Committee B - 27 February 2017

In the discussion the following points were made:

- The Sub-Committee were satisfied that there was a decrease in height for the bulk of the existing site although there would be a minor increase of height for the lift overruns.
- That the proposal accorded with the Basement Development SPD.

RESOLVED:

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

271

16 JAPAN CRESCENT, N4 4BB (Item B2)

Demolition existing disused derelict building and construction of two storeys over basement single dwelling house and associated excavation at basement level.

(Planning application number: P2015/4983/FUL)

In the discussion the following points were made:

- Concerns raised regarding the reference to the term master bedroom in the report indicating a two bedroom dwelling. Noted the response by the applicant that this was a typing error.
- It was noted that without the inclusion of a home office, the accommodation would fall below minimum standards required by the London Plan.
- The concerns of objectors who had commissioned their own survey by a civil engineer which raised concerns about the inaccuracies contained in the Structural Method Statement provided by the applicant.
- It was noted that the accessibility of the toilet at first floor level would need to comply with Building Regulations and a condition to ensure that the premises would be accessibility compliant had been recommended.
- Concerns raised by Councillor Convery that the scheme did not comply with the minimum provision of adequate private outdoor amenity space as set out in policy DM3.5.

Councillor Paul Convery proposed a motion to refuse the application.

Councillor Alice Donovan proposed a motion to defer the application in order for the Sub-Committee to further consider structural method statements from the applicant and from the objectors. This was seconded by Councillor Robert Khan.

RESOLVED:

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

272

ELIZABETH GARRETT ANDERSON SCHOOL, DONEGAL STREET, N1 9QG (Item B3)

Retention of a new 1.2m high security fence above the existing 2m high brick wall to the north eastern boundary backing onto gardens to Chalbury Walk.

(Planning application number: P2016/3681/FUL)

RESOLVED:

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

273 FLATS 1-37 MULBERRY COURT, TOMPION STREET, EC1V 0HP (Item B4)

Replacement of the existing single glazed metal windows with aluminium framed double glazed casement windows.

(Planning application number: P2016/0529/FUL)

In the discussion the following points were made:

- It was accepted that leaseholders could choose to opt out of the scheme and in practice not all windows may be replaced.

RESOLVED:

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

274 FORMER NORTH LONDON MAIL CENTRE, 116-118 UPPER STREET, N1 1AA (Item B5)

Change of use of Unit G7A (Block A) from Use Class A1 (Shops) to flexible Use Class A1 (Shops) or A3 (Restaurant/Cafe), (Associated with Planning Permission Ref: P052245 dated 6 July 2007 and Planning Permission Ref: P2013/2697/S73 dated 4 November 2014).

(Planning application number: P2016/2471/FUL)

The planning officer advised that there be an additional condition requiring the use of a timer switch as advised by the noise team.

In the discussion the following points were made:

- The objections made by residents could be more appropriately made at the licensing committee.
- Consideration be given to the noise levels made from dispersal of patrons using Studd Street.

Councillor Convery proposed a motion to amend condition 9 to read 20:00 hours rather than 22:00 hours. This was seconded by Councillor Khan 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 additional condition requiring the use of a timer switch and the amendment to condition 9 outlined above.

275 GARAGES BETWEEN 6 AND 9 DAGMAR TERRACE, N1 (Item B6)

Demolition of a single double garage and the erection of a four storey townhouse with basement level.

(Planning application number: P2016/4554/FUL)

Planning Sub Committee B - 27 February 2017

In the discussion the following points were 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 officer 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 officer report.

276 HERBERT CHAPMAN COURT, FLATS 1-8 AVENELL ROAD, N5 1BP (Item B7)

Replacement of the existing single glazed crittal windows with aluminium framed double glazed casement units. Replacement of the existing mineral felt flat roof covering with a high performance mineral felt covering.

(Planning application number: P2016/2530/FUL)

RESOLVED:

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

277 HERBERT CHAPMAN COURT, FLATS 9-16 AVENELL ROAD, N5 1BP (Item B8)

Replacement of the existing single glazed crittal windows with aluminium framed double glazed casement units. Replacement of the existing mineral felt flat roof covering with a high performance mineral felt covering.

(Planning application number: P2016/2531/FUL)

RESOLVED:

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

278 LAND AND ACCESS WAY REAR OF 13-27 COWCROSS STREET, EC1 (Item B9)

Use of the external plaza area for a food market of up to 13 stalls for a maximum of 3 days per week. The market would operate Tuesday, Wednesday and Thursdays between 9am and 4.00pm with food cooked and served between 11am and 2.30pm only.

(Planning application number: P2016/2449/FUL)

The planning officer proposed two further conditions not detailed in the report, one regarding loading/unloading times and one regarding a market management plan to include refuse and the management of stallholders. The wording to be delegated to officers.

In the discussion the following points were made:

- It was noted that the market had been operating under permitted development and not unlawfully.

Planning Sub Committee B - 27 February 2017

- It was noted that there were three streets used for unloading and it was considered by the applicant that Britton Street was not used exclusively. This could be further controlled by the submission of an operational management plan.
- It was considered that the market supervisor should be present until the end of the hours detailed in a loading/unloading condition.

Councillor Convery proposed a motion that the market supervisor hours detailed in condition 6 reflect the loading/unloading hours of use. This was seconded by Councillor Donovan 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 additional three conditions regarding loading/unloading, the submission of an operational management plan and the amendment of condition 6 to reflect the hours detailed in the loading/unloading condition; the wording of which was delegated to officers.

279

LAND ADJACENT TO WEST SIDE OF 1 DRESDEN ROAD, N19 3BE (Item B10)

Erection of a three storey 4 bedroom end of terraced single family dwelling, with associated private amenity space and boundary treatments.

(Planning application number: P2016/1949/FUL)

In the discussion the following points were made:

- It was noted that the applicant was not present to respond to questions or issues of clarification from the Sub-Committee.
- It was noted that the area at the rear of the development was currently in garden use.
- Members raised concerns regarding the light loss to number 1 and number 3 Dresden Road.

Councillor Khan proposed a motion to defer the application in order for the applicant to attend to respond to questions by the Sub-Committee. This was seconded by Councillor Convery and carried.

RESOLVED:

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

The meeting ended at 10.00 pm

CHAIR