

Planning Sub Committee A - 1 November 2016

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 1 November 2016 at 7.30 pm.

Present: **Councillors:** Martin Klute (Chair), Tim Nicholls (Vice-Chair), Paul Convery, Una O'Halloran and David Poyser

Councillor Martin Klute in the Chair

219 **INTRODUCTIONS (Item 1)**

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

220 **APOLOGIES FOR ABSENCE (Item 2)**

There were no apologies for absence.

221 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)**

There were no substitute members.

222 **DECLARATIONS OF INTEREST (Item 4)**

There were no declarations of interest.

223 **ORDER OF BUSINESS (Item 5)**

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

224 **MINUTES OF PREVIOUS MEETING (Item 6)**

RESOLVED:

That the minutes of the meeting held on 8 September 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

225 **(LAND AT THE JUNCTION BETWEEN ROSEBERY AVENUE AND GARNAULT PLACE) ROSEBERY AVENUE, LONDON, EC1R 4QU (Item B1)**

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

(Planning application number: P2016/0100/ADV)

In the discussion the following points were made:

- Since the report was written a further objection had been received about the location of the sign and the impact on the character of the area.
- A member raised concern about the proximity to Finsbury Town Hall which was a Grade 2 listed building.
- It was noted that the design and conservation officer and TfL had objected to the sign.
- The application was policy compliant.

RESOLVED:

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

226

17 DOVE'S YARD, ISLINGTON, LONDON, N1 0HQ (Item B2)

Erection of a single storey rear extension.

(Planning application number: P2016/2693/FUL)

In the discussion the following points were made:

- The planning officer advised that since the report was written a further objection had been received but this did not raise any new points.
- The objections raised had been dealt with in the officer report.
- The planning officer stated that a certificate of lawfulness had been issued in relation to proposed outbuildings in the rear garden.
- 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.

227

28 WHARTON STREET, LONDON, WC1X 9PJ (Item B3)

Demolition of existing half width extension and erection of new full width extension including addition of new staircase to rear garden, removal of lower ground floor security bars and replacement of existing window with new secure window. Relocation of first floor bathroom and demolition of non-original bathroom partitions. Refurbishment and draught-proofing of existing windows, remodelling of non-original attic floor interior. Replacement of attic floor slate cladding. Replacement of attic floor windows. Replacement of roof.

(Planning application number: P2016/3031/LBC)

Demolition of existing half width extension and erection of new full width extension including addition of new staircase to rear garden, reinstatement of below pavement vault, repairs to front light well and steps, removal of lower ground floor security bars and replacement of existing window with new secure window. Relocation of first floor bathroom and demolition of non-original bathroom partitions. Refurbishment and draught-proofing of existing windows, remodelling of non-original attic floor interior. Replacement of attic floor slate cladding. Replacement of attic floor windows. Replacement of roof.

(Planning application number: P2016/2970/FUL)

In the discussion the following points were made:

- The planning officer advised that the first sentence of Paragraph 10.18 of the officer report should read, "Concerns have been raised by properties to the rear of the property, at Lloyd Baker Street, regarding potential amenity impacts".
- The height of the party wall, boundary wall and the level of the roof terrace were considered.
- The planning officer advised that the Chartered Engineer's structural report had stated that the proposed alterations were minor and the works would not give rise to any impact on the structure of 28 Wharton Street or neighbouring properties.
- In response to an objector's concern that the basement SPD had not been applied to this development, the planning officer advised that the proposed development was not classed as a basement as it was not subterranean and would not be located under the garden.

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- The application was policy compliant.
- There would be no loss of amenity or overlooking from the proposed development.

Councillor Klute proposed a motion to add a condition to require the submission and approval of a construction management plan. This was seconded by Councillor Convery and carried.

RESOLVED:

That planning permission and listed building consent be granted subject to the conditions and informatives set out in Appendix 1 of the officer report as amended above.

228

9 DALLINGTON STREET, LONDON, EC1V 0BQ (Item B4)

Section 73 application for variation of conditions 2, 3, 8, 10, 12 and 13 of planning consent ref: P2015/0586/FUL. Amendments include retention of parts of existing building at ground, first and fifth floors previously identified for demolition, addition of rooflights at first and fifth floors, inclusion of rear roof terraces at first to fourth floors with screening and balustrading, omission of decorative feature to front elevation, enlargement of roof level plant, alteration to shopfront and other alterations.

(Planning application number: P2016/2420/S73)

In the discussion the following points were made:

- The planning officer confirmed that some of the amendments related to the retention of the existing structure and meant some of the previously proposed alterations had been removed from the scheme.
- The hours of operation of the ground floor sandwich bar were considered.
- Concern was raised about the proximity of the new roof terraces in the proposed development to Dallington School and concern was raised that workers could use the roof terraces to smoke.
- The case officer confirmed that the plant was on the opposite site of the proposed development to Dallington School so would not impact upon the school. Concern was raised that St Peter and Paul's school was also nearby and the planning officer advised that a noise impact assessment had been carried out.

Councillor Klute proposed a motion to add a condition to restrict the hours of operation of the sandwich bar to 8am-6pm. This was seconded by Councillor Convery and carried.

Councillor Klute proposed a motion that no permission for the new roof terraces be granted. This was seconded by Councillor Convery and carried.

RESOLVED:

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

229

AMBER COURT, 1 BRIDE STREET, ISLINGTON, LONDON, N7 8PY (Item B5)

Single storey roof extension to provide 1 x three-bedroom flat and 1 x four-bedroom flat, single storey rear extension at ground floor level to provide a new entrance area and cycle store, and the replacement of all windows with aluminium frames and zinc panels.

(Planning application number: P2016/3020/FUL)

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In the discussion the following points were made:

- The planning officer confirmed that the windows of the whole block would be replaced with like for like windows however zinc rather than lead would be used as it was less likely to be stolen.
- Objectors from the adjoining Forest Court raised concerns about escape routes being blocked up. Whilst this was a building regulation matter rather than a planning matter, Councillor Convery agreed to take their details and follow this up.
- The dwelling mix of the block was considered.
- A construction management plan had been conditioned.
- 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.

230

LAND TO CORNER OF CALEDONIAN ROAD AND TWYFORD STREET, 229 CALEDONIAN ROAD, LONDON, N1 0NH (Item B6)

Installation of freestanding internally illuminated advertisement display panel (6 sheet) on the pavement on the corner of Caledonian Road and Twyford Street.

(Planning application number: P2015/4848/ADV)

In the discussion the following points were made:

- The planning officer advised that due to a lack of clarity on the location of the sign, the consideration of the application should be deferred.

RESOLVED:

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

231

PAVEMENT OPPOSITE 10 TYSOE STREET AT THE JUNCTION BETWEEN ROSEBERRY AVENUE AND TYSOE STREET, LONDON, EC1R 4RQ (Item B7)

Installation of a single panel – 6 Sheet Advertisement Display Freestanding Internally Illuminated Panel on the pavement opposite Tysoe Street at the junction between Roseberry Avenue and Tysoe Street.

(Planning application number: P2016/0102/ADV)

In the discussion the following points were made:

- A member raised concern about the proximity of the sign to listed buildings.
- It was noted that the design and conservation officer had objected to the sign.
- The application was policy compliant.

RESOLVED:

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

The meeting ended at 9.35 pm

CHAIR