

London Borough of Islington

Planning Committee - 19 March 2018

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 19 March 2018 at 7.30 pm.

Present: **Councillors:** Donovan-Hart (Vice-Chair), Picknell (Vice-Chair),
Nicholls, Gantly, Kay and Convery

Councillor Donovan-Hart in the Chair

376 **INTRODUCTIONS (Item A1)**

Councillor Donovan-Hart welcomed everyone to the meeting. Members of the Committee and officers introduced themselves.

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

Apologies were received from Councillors Khan, Court, Fletcher and Ward.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be B2 and B1.

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

Officers advised Members that the printed minutes on page 7 of the agenda should be amended to read 'That Planning permission be granted for the part of the proposed development within the London Borough of Islington for the reasons outlined above and subject to: '

RESOLVED:

That the minutes of the meeting held on 1 March 2018 be confirmed as an accurate record of proceedings subject to the amendments stated above and the Chair be authorised to sign them.

382 **DIXON CLARK COURT, CANONBURY ROAD, LONDON, N1 2UR (Item B1)**

The construction of 41 new dwelling units comprising 6 x 1B2P, 6 x 2B3P, 25 x 2B4P, 3 x 3B5P and 1 x 4B6P with associated amenity space, for affordable and private homes, provided in five residential mews blocks ranging from 1 to 4 storeys in height and one residential block of 6 storeys in height, bicycle parking spaces and improvements to the public realm; the provision of 39sqm of space for community use; and the demolition of lock-up storage units and site management office, the demolition and relocation of the sub-station; and the conversion of two existing dwellings to bicycle, refuse and ancillary storage.

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(Planning application number: P2017/2936/FUL)

In the discussion the following points were made:

- The Planning Officer advised Members that the proposal will deliver a mix of high quality residential accommodation including family sized homes of which 27 (66%) will be affordable homes for social rent, a significant increase in affordable homes in accordance with London Plan (Policy 3.3). In addition the scheme would result in improvements to the public realm and the re provision of useable amenity space and qualitative improvements to the estate's landscaping.
- Members were advised that the scheme would result in the improvement to the frontage building onto Highbury Roundabout/Canonbury Road and the initial heights of the building had been reduced in light of concerns about the density of the site and trees have been retained to ensure that any impact on neighbouring amenity is minimised.
- Objectors welcomed the proposed regeneration of the area but had concerns with the impact of the scheme on the surrounding heritage assets such as Canonbury Conservation Area and the Grade II listed terrace dwellings along Compton Road. Other concerns included loss of privacy due to the height of block 6, the overdevelopment of the site, daylight and sunlight loss, the quality of accommodation, the loss of trees and car parking spaces.
- In response to the objectors concerns about loss of open spaces, Members were advised by the applicant that the proposed scheme would provide a large communal garden area along the boundary with the neighbouring school. In addition Members were informed that several new private gardens would be provided and new soft landscaping and tree planting along the frontage of the proposed new buildings.
- In response to an objectors concern that inaccurate verified views or CGI's had been used to assess the application, the Planning Officer advised that planning assessments, recommendations were not based on verified views or CCI but rather on scaled drawings and plans. On the issue said and Cllr Kay also reiterated that planning assessments, recommendations and decisions are not based on verified views or CGIs but rather on scaled drawings and plans. As such, presence of CGIs that may or may not be distorted do not influence decisions
- With regards to the loss of daylight, Members were advised that vast majority of neighbouring residential properties would not suffer noticeable losses of VSC and daylight distribution and would retain good levels of daylight and sunlight.
- In response to privacy concerns raised by residents on Compton Road, Compton Terrace, Canonbury Road and Compton Avenue, the Planning Officer advised that the separation distance was over 18 metres from the proposed buildings and windows within them. With regards to overlooking and privacy concerns from proposed roof terraces, the Officer advised that this had been addressed by condition 5 by ensuring that obscure glazing and privacy screens would be installed prior to the occupation of the relevant units.
- With regards to the impact of the noise levels during construction activities especially with neighbouring residents, Members were informed that a Construction Environmental Management Plan would have to be submitted before any works commenced so as to minimise any impact on the living environment and amenities

of local residents in terms of noise and disturbance, dust, noise, vibration and construction traffic.

- Members welcomed the scheme as policy compliant, delivering an appropriate balance between respecting the integrity of the estate on the one hand and providing high quality contemporary design on the other.
- Councillor Kay reiterated Planning Officers view that Committee's decisions were not based on verified views or CGI but on drawings and plans.
- Members acknowledged that the benefits as a result of the scheme outweighs any impact on the amenity of neighbouring residents especially as it would be providing social housing for local residents and enhance the area especially in light of the Highbury Corner redevelopment.

RESOLVED:

That planning permission be granted subject to the conditions and informatives and subject to the prior completion of a Director's Agreement securing the heads of terms as set out in Appendix 1.

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DOVER COURT ESTATE, INCLUDING LAND TO NORTH OF QUEEN ELIZABETH COURT AND GARAGES TO WEST OF AND LAND TO NORTH AND EAST OF THREADGOLD HOUSE, DOVE ROAD; GARAGES TO EAST OF ILLFORD HOUSE, WALL STREET; ROMFORD HOUSE MITCHISON ROAD; LAND TO EAST OF WESTCLIFF HOUSE AND ONGAR HOUSE, BAXTER ROAD; LAND TO EAST OF GREENHILLS TERRACE; AND GARAGES TO REAR OF AND BALL COURT TO WEST OF WARLEY HOUSE, BAXTER ROAD, ISLINGTON, LONDON, N1. (Item B2)

Application to vary condition 20 (Ballcourt Playspace Management and Maintenance Strategy) and 28 (Opening hours of ballcourt and associated floodlighting) of planning permission P2016/0391/S73 which granted permission for (summary): Demolition of existing two-storey residential building and 81 garages to allow for 70 new homes across 9 infill sites; alterations and extension to ground floor of Threadgold House to create a residential unit and community rooms; a part two, part three-storey terraced row facing Wall Street; a part single, part three and part four-storey extension to the north east corner of Ongar House; a four-storey extension to the west elevation of Ongar House; a three storey terraced row replacing Romford House; a four-storey block between Warley House and No.53 Mitchinson Road; part single, part two-storey terraced row to the end of Warley House; provision of new green space and sports/play facilities, including new ball court, cycle storage, public realm improvements across the estate; and relocation of Baxter Road to the front of Romford House; and associated amendments including increase in overall building heights.

CHANGES NOW PROPOSED: To extend the opening hours (including floodlighting) by 1.0 hour to 9.00pm.

(Planning application number: P2017/2621/S73)

In the discussion the following points were made:

- The Planning Officer informed Members that the application seeks to vary the condition of hours that had been conditioned when planning permission was granted in 2015, that it seeks to extend the opening hours (including floodlighting) by 1 hour to 9.00pm.

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- Members were advised that petitions both in support and objection to extending the use of the ball court by an hour had been received.
- The Planning Officer advised that the relocation of the ball court in closer proximity to neighbouring residents would act as a natural surveillance and potentially improve the security of the facility. In addition the Officer reminded Members that the ball court lies within a wider public amenity area which is accessible at any time of the day and night.
- Neighbouring residents highlighted a number of concerns such as noise pollution impacting on their private amenity and light pollution as a result of the proposed flood lights. Residents were concerned that the applicants were seeking to overturn a planning condition (to close the ballcourt at 8pm) that the Committee had imposed when planning permission was agreed in January 2015 to protect the amenity of the neighbouring residents.
- The objectors were concerned that extending the opening hours would be detrimental to the peace and wellbeing of residents and also to the occupants of the new block which was currently being built for the over-55s.
- In response to the objectors concerns about extending the hours of use, the applicant advised Members that closing the court at 8pm had resulted in a reduction in the amount of time available, with the result that it was causing tension and possible conflicts with the different groups wanting to use the ball court. Members were advised that the decision to revert to the original opening hours (9pm closing time) would address the demands of the various groups.
- Members welcomed the applicant's suggestion to reconsider ways to address resident's concerns about light spillage from the proposed flood lights and requested that condition 29 be reworded to ensure that the applicant resubmit a scheme to reconfigure the flood lights in consultation with residents and its impact assessed before implementation.
- A suggestion that condition 28 be revised so that the applicant demonstrates a coherent plan that the park is closed and flood lights are switched off at 9pm was agreed.

Councillor Kay proposed a motion to grant planning permission subject to amended conditions 28 and 29 noted above. This was seconded by Councillor Nicholls and carried.

RESOLVED:

That planning permission be granted subject to the conditions and amended conditions above set out in Appendix 1 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.

The meeting ended at 8.55 pm

CHAIR