

London Borough of Islington

Planning Sub Committee A - 6 September 2018

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 1, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 6 September 2018 at 7.30 pm.

Present: **Councillors:** Picknell (Chair), Cutler, Nathan and Graham

Councillor Angela Picknell in the Chair

12 **INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillor Convery.

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

Councillor Woolf substituted for Councillor Convery.

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

Councillor Woolf declared a personal interest in item B4, 89-91 Holland Walk, London and Item B7, Prior Weston Primary School Golden Lane. (details below)

With regards to B1, he stated that his wife worked until recently for the Manna, Islington which was in favour of the application.

In the case of B7, he was recently a school governor.

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

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

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

RESOLVED:

That the minutes of the meeting held on 19 June 2018 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

18 **14 CONEWOOD STREET, LONDON, N5 1DL (Item B1)**

Demolition of existing single storey extension (91.4 square metres GIA) and replacement with a two storey addition (195.5 square metres GIA) to accommodate new babies room at ground floor level and crèche, adult learning space and office at first floor level (total uplift of 104 square metres GIA).

(Planning application number: P2017/4943/FUL)

In the discussion the following points were made:

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- The Planning Officer advised that since publication of the agenda, no additional updates had been received.
- The Planning Officer informed the Committee that with regard to design, the proposed extension is considered acceptable and not detrimental to the character of the adjacent and nearby surrounding area.
- Members were advised that due to the siting, scale and separation distance between the site and nearby users/properties the amenity of the neighbouring residents will not be materially harmed.
- Committee welcomed the provision of improved educational facilities for the existing school especially as the scheme is clearly supported by planning policy.

RESOLVED:

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

19

49-59 OLD STREET, LONDON, EC1V 9HX (Item B2)

Change of use of 12 Live/Work units (Sui Generis) to 12 Office B1a units over the first to 6th floor levels and Change of Use of one B1a unit to one B1c Unit (Light Industrial), creation of two roof terraces at first floor level and a further roof terrace at seventh floor level; replacement of existing crittal windows with aluminium double glazed windows; replacement of timber front entrance door with fully glazed automatic door; installation of plant equipment on roof with acoustic screening; installation of PV panels on roof and associated car and cycle parking.

(Planning application number: P2018/1303/FUL)

In the discussion the following points were made:

- The Planning Officer advised that since the publication of the agenda, an objection requesting that if Committee were minded to grant planning permission a condition restricting the use of the roof terrace between 9am and 6pm should be attached. Members were advised that a condition to address this concern had been included were Committee minded to grant planning permission.
- The Planning Officer requested that an additional clause be included in the Directors Letter Agreement Service to secure the B1(c) light industrial unit as part of the scheme.
- Members welcomed the proposed development as being consistent with the policies of the National Planning Policy, the London Plan and the scheme being sited within the Central Activities Zone and an Employment Priority Area.
- Committee agreed to include a clause in the Directors Letter Agreement with regards to securing the B1c unit in the scheme, the exact wording to be delegated to Planning Officers and agreed by the Chair.

RESOLVED:

That planning permission be granted subject to including a clause in the Directors Letter Agreement as agreed above, the conditions, and conditional upon the prior completion of a Directors Letter Agreement securing the heads of terms.

20 **6A ST GEORGE'S AVENUE, LONDON , N7 0HD (Item B3)**

Erection of a 3m wide, two-storey rear extension with parapet. Alterations to the property, including: i) Retention of front façade ii) Alterations to the fenestration on the front elevation to replace existing single glazed timber framed sash windows with timber framed, double glazed sash windows (slimlite type DGU). ii) Partially raise the parapet wall adjoining property. iii) Demolition of existing rear wall and rebuild the rear facade raising the eaves to the existing brick parapet wall level. iv) Demolition of existing roof and addition of a low level pitched roof set back from the street facade.

(Planning application number: P2018/1207/FUL)

In the discussion the following points were made:

- The Planning Officer informed the meeting that no additional updates had been received since the agenda was published.
- Meeting was informed that the site is located within the Tufnell Park Conservation Area and not situated within the setting of any listed buildings and that alterations at roof level at the rear of the host building was to allow sufficient internal floor to ceiling height for an additional bedroom. In addition the Planning Officer advised that the proposed walls would be constructed using London stock brick to match existing walls.
- Members were advised that as the nearest neighbouring habitable room windows is located approximately 3.5meters away from the application site, the scheme would not impact on the living conditions of neighbouring occupiers.
- Members acknowledged that although this was a narrow building, the alterations to the roof and the extension at the rear would not result in any significant impact on neighbouring amenity.

RESOLVED:

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

21 **89-91 HOLLAND WALK, LONDON, N19 3XU (Item B4)**

Change of use of the ground floor Retail unit (A1) to a mixed use consisting of Retained Retail Unit (A1), Community Cafe (A3), and Night Shelter (Sui Generis), Including Associated new openings to the front and rear of the site and associated alterations.

(Planning application number: P2018/1764/FUL)

In the discussion the following points were made:

- The Planning Officer informed Committee that since the publication of the agenda, two further letters of support had been received, including one from the local Member of Parliament.
- The Planning Officer requested that on page 85 of the report, the operating times should be amended to read 6pm to 8am, Monday-Saturday.

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- Members were informed that alterations were being sought for works to the principal and rear elevations to implement new windows and doors and that there were no proposed changes to the side elevation which would be viewable from external areas.
- With regard to the loss of A1 floor space, the Planning Officer advised Members that evidence had been submitted which indicated that the large retail unit within the location was unviable and had been vacant for 2 years, and that the loss of the unit would not be regarded as loss of a valuable service to the community.
- The Planning Officer advised that the proposed scheme satisfies Development Management Policy DM4.3
- Residents were concerned that the siting of a hostel in the residential area was not based on need and inappropriate as it would result in an increase in anti-social behaviour thereby impacting the amenity of the neighbouring residents. In addition concerns were raised with the consultation process, and that the scheme would result in the loss of a small and dispersed shop within the estate that currently serves the local community.
- In response to anti-social behaviour concerns, the Chief Executive of Shelter for Storms informed Members that Shelter has a proven track record of providing this type of service and that the proposal had been submitted with an operational management plan which would ensure that guests arrive within the defined arrival time. Members were advised that volunteers would be present both during the day and the entire night.
- With regard to drinking concerns of the hostel residents, the Chief Executive informed Members that the night shelter is completely dry and that no alcohol or drugs are permitted. Members were informed that admittance to the night shelter is done on a referral basis and no drop-in services or walk ins are permitted.
- In response to a question, the Committee was informed that volunteers are provided training on induction, safeguarding, fire safety and food hygiene and the criteria for referral was based on low needs.
- A request that the Committee review how Shelter for Storm is managing the anti-social behaviour concerns of neighbouring residents was agreed. Members were advised that the review being proposed would centre around the operational management plan and not the planning permission.

Councillor Picknell proposed a motion to grant subject to amending condition 3, the wording to be agreed by the Chair of the Committee. This was seconded by Councillor Woolf and carried.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 and condition 3 to be amended, the wording of which is to be delegated to officers to address the concerns of residents regarding anti-social behaviour.

Agreed delegated wording condition: Notwithstanding the hereby approved Operational

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Management Plan, an updated/review of the hereby approved Operational Management Plan shall be submitted to the Local Planning Authority for approval no sooner than 12 months after and no later than 14 months after the first occupation of the hereby approved development (in consultation with the Metropolitan Police).

The updated Operational Management Plan should detail and evaluate the first 12 months of the operations use on the locality and where applicable remedial measures to be taken to address any operational and management issues identified during the evaluated 12-month operation period.

The use hereby permitted shall be operated strictly in accordance with the Operational Management Plan and any approved updated Operational Management Plan and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To protect the amenity and safety of guests, staff, nearby residents and the local community; and to ensure the safe and acceptable operation of the mixed use development.

22 **95 SEVEN SISTERS ROAD, LONDON, N7 6BU (Item B5)**

Change of use of the ground floor from bank (use class A2) to part restaurant/cafe (use class A3) and part shop/retail (use class A1) including subdivision into four restaurant/cafe units with shared seating area and four shop/retail units; changes to the shop front with internal roller shutter blinds and addition of a skylight on the existing flat roof.

(Planning application number: P2018/0666/FUL)

In the discussion the following points were made:

- The Planning Officer highlighted a correction to the conditions. A condition that limits the operation of the side entrance onto Hornsey Road (referenced in paragraph 10.21) is missing. The side entrance shall be limited to use between 1100-2000.
- The Planning Officer advised that the internal and external alterations to the existing retail units are satisfactory and comply with the relevant design and Town Centre shop front policies.
- The Planning Officer acknowledged that although the proposed A3 café/restaurant has the potential to affect residents that live in flats above the application site, a number of conditions have been applied to protect their amenity.
- Concerns were raised about the rear external space being turned in to an outdoor seating area for use by the customers of the internal units; the food smells emanating from the restaurant into their flats especially as the buildings do not have sufficient ventilation. In addition residents were concerned with the noise as a result of the proposed sliding doors and the increase in deliveries and takeaways visits thereby impacting on residents amenity.
- In response to objectors concerns, the agent advised that the backyard will not be used as a seating area except for the siting of the refuse and waste bin. With regards to the smell pollution concerns, the agent advised that a sophisticated mechanical ventilation system is to be installed which has been secured by a

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condition.

- Members were advised that conditions 9, 10 and 12 had been included if Committee were minded to grant planning permission as it would address resident's concerns about hours of operation, the use of the external area and the delivery and service plan.
- The Committee agreed that the development is acceptable especially as it brings a vacant A2 unit back into use and would result in employment opportunities in the borough.

RESOLVED:

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

Agreed Reworded condition 9: The hours of operation are limited to the following hours:

0900 AM -2200 PM Monday to Saturday
1100 AM -2000 PM Sundays and Bank Holidays

The entrance to the building on Hornsey Road is only permitted to be in operation during the following times:

1100 AM-2000 PM on day.

Reason: To protect the amenities of neighbouring residents and surrounding occupiers.

23

ARCHWAY BRIDGE, ARCHWAY ROAD, ISLINGTON, LONDON (Item B6)

Erection of stainless steel fencing (approximately 3.3 metre-high) in front of the bridge parapets and removal of some of the previously installed features including spikes and mesh.

(Planning application number: P2018/1482/LBC)

In the discussion the following points were made:

- The Planning Officer informed Committee that a separate application had been submitted to Haringey Council's as it's boundary extends down the bridge and that both councils in 2015 had granted listed planning consent which included a fencing section to cover the main span of the bridge and spiked barriers to erect near the bridge plinths on the outside of the bridge.
- In response to a question about the new design, the meeting was advised that the new changes would ensure that the fence covers all of the bridge including all of the bridge plinths and adjoining brick walls thereby preventing opportunities for people to climb over.

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- The Planning Officer acknowledged that although the proposal would cause some visual harm to the heritage asset the harm was considered to be less than substantial, reversible and is outweighed by the substantial public benefit of deterring and preventing suicide from taking place at the bridge.
- The meeting was informed that a number of objections had been received regarding the proposal resulting in harm to the architectural and historic appearance of the bridge; disruption of views from the bridge and that alternative designs had not been adequately explored.
- In response to the visual impact of the changes, the Planning Officer acknowledged that although the revised proposal was of considerable improvement to previous approved design in terms of deterrence, there was some visual impact, however when viewed from a distance, the fencing should still be fairly hard to perceive.
- Members agreed that the revised proposals represented a significant improvement especially in terms of deterrence however the public safety in this instance outweighs the visual impact.

RESOLVED:

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

24

PRIOR WESTON PRIMARY SCHOOL, GOLDEN LANE CAMPUS, 101 WHITECROSS STREET, LONDON, EC1Y 8JA (Item B7)

Installation of 4 no. floodlights attached to existing columns associated with the use of the existing Multi Use Games Area, to provide an outdoor playspace for children until 8:00pm Monday to Friday.

(Planning application number: P2016/1803/FUL)

In the discussion the following points were made:

- The Planning Officer advised that since publication of the agenda two letters of objection had been received and no additional updates had been received.
- Objectors were concerned about the levels of noise from the use of the MUGA and its impact on their amenity and the amount of light spillage from the flood lights. In response, the Planning Officer advised that a condition restricting the hours of operation between the hours of 0900 and 2000 hours Monday to Friday had been included in the planning permission.
- Councillor Picknell proposed a motion to defer as the applicant was not available at the meeting to respond to issues raised by the objectors. This was seconded by Councillor Woolf.

RESOLVED:

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

The meeting ended at 9.50 pm

CHAIR