

London Borough of Islington

**Planning Committee - 10 September 2018**

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 10 September 2018 at 7.30 pm.

**Present:**           **Councillors:**       Klute (Chair), Picknell (Vice-Chair), Kay (Vice-Chair), Convery, Graham, Chapman, Nathan, Cutler, Woolf and Wayne (Substitute) (In place of Khondoker)

**Councillor Martin Klute in the Chair**

**18        INTRODUCTIONS (Item A1)**

Councillor Klute welcomed everyone to the meeting and officers and members introduced themselves. The procedure for the conduct of the meeting was outlined.

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

Apologies for absence were received from Councillor Khondoker.

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

Councillor Wayne substituted for Councillor Khondoker.

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

There were no declarations of interest.

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

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

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

**RESOLVED:**

That the minutes of the meeting held on 9 July 2018 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**24        JUDD HOUSE, 18-29 MORA STREET, LONDON, EC1V 8BT (Item B1)**

Use of the property as Office (Class B1a) and associated external alterations to the front and rear façade, including the creation of a new office entrance, installation of new external metal staircase within the existing lightwell, replacement of existing windows and doors with new steel framed windows and doors and installation of new full height curtain wall screen to provide access to the new external stair.

(Planning application number: P2017/4339/FUL)

In the discussion the following points were made:

- The planning officer advised that the employment and training contribution in Appendix A of the officer report should be £16,930 and not £18,425 as stated.
- A member raised concern about the statement that said that Paddington Church's Housing Association and the Housing Corporation no longer existed. He said Paddington Church's Association was now under Genesis Housing and the Housing

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Corporation was now Homes England. He was concerned that the premise for the application was that these organisations being non-existent extinguished the current use. He raised concern that the committee was being asked to abandon a building that was used for homeless people and there was a need for this type of accommodation. It was hard to find accommodation for homeless people and if the application was granted, the building would not be used as a hostel again.

- Policy DM3.9 was considered and there was discussion as to whether this application met at least one of the required points in this policy. The planning officer stated that she considered that it did.
- A member stated that the building had been designed as an office block and had been empty for a number of years. It had been sold in 2009 by Paddington Churches Housing Association. The applicant stated that for the last four years the building had been a hostel it was vacant and there had been no demand.
- The Chair stated that the requirement to provide replacement accommodation presumed occupancy but in this case there were no occupants to consider as the hostel was no longer in use. There would be challenges in making the building suitable for hostel use and if the application was refused the chance of getting all the right circumstances in place to reopen the hostel was minimal.
- Discussion took place on whether there would be any benefit in deferring the item, to allow for the statements made by the applicant in terms of Paddington Church's Housing Association and the Housing Corporation to be checked, to undertake theoretical viability, to reconsider the valuation and/or to make enquiries to see if any homeless provider might be interested. The planning officer advised that there was a risk of appeal for non-determination and the NPPF guided against holding sites vacant.

### **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.

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### **N1 CENTRE AND BASEMENT CAR PARK, PARKFIELD STREET, LONDON, N1 0PS (Item B2)**

Conversion of existing 100 space basement car park and reconfiguration of basement and ground level floorspace (resulting in a net increase in lettable floor space of 1.351sqm) to provide a mix of units, including additional Retail (A1) floorspace and Leisure (D2) floorspace, retaining 27 car parking spaces. Conversion of unit at first floor level from Retail (A1) to Restaurant and Café (A3). Demolition of redundant staircase between first and second floor. Removal and replacement of shopfront on Liverpool Road.

The proposal retains the Angel Wings Sculpture.

(Planning application number: P2018/2124/FUL)

In the discussion the following points were made:

- The planning officer advised that the Heads of Terms on page 86 of the agenda should be replicated on page 88.
- The applicants confirmed that as Item B3 had been granted, they were happy to withdraw Item B2.

### **RESOLVED:**

That it be noted that this item had been withdrawn from the agenda.

**26** **N1 CENTRE AND CAR PARK [BASEMENT], PARKFIELD STREET, LONDON, N1 (Item B3)**

Erection of a new kiosk and first floor bridge/outdoor restaurant seating area, and extended first floor balcony involving the raising of the Angel Wings by 3 metres.

Conversion of existing 100 space basement car park and reconfiguration of ground and basement level floorspace to provide a mix of retail units, including additional 1945sqm of flexible Retail (A1) and Leisure (D2) floorspace, retaining 27 parking spaces. Conversion and extension to first floor retail unit 5A (A1) to provide restaurant/café (A3). Partial demolition of 2 external staircases. Installation of first floor awnings. Partial external terracotta cladding and projecting windows to west elevation. Replacement hard and soft landscaping and associated works.

(Planning application number: P2017/2964/FUL)

In the discussion the following points were made:

- The planning officer advised that the applicant had put in two applications (Items B2 and B3 of the agenda) as they wanted B2 to be considered if B3 was not granted. If B3 was granted, B2 would be withdrawn.
- The Committee were pleased that a solution had been found to retaining the Angel Wings.
- In response to a member's concern about the materials to be used, the applicant advised that stainless steel would be used to link in with the Angel Wings and terracotta would be used in reference to some of the buildings in the Angel.
- In response to a member's question about the changes to the side staircase, the applicant advised that the left hand staircase went from the first floor to Liverpool Road and had been flared out at the base to be more welcoming and provide larger treads.
- Concern was raised about the impact of servicing on residents' amenity.

Councillor Klute proposed a motion to add a condition to restrict servicing to between 7.30am and 10.30pm unless there were existing servicing restrictions which could be retained. This was seconded by Councillor Kay 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 outlined above 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.

**27** **REBOND HOUSE, 98-124 BREWERY ROAD, LONDON, N7 9BG (Item B4)**

Four storey extension to the existing rear (north) elevation, part three part four storey extension to the west of the existing building, four storey extension to the east of the existing building and a single storey addition at roof level to provide 1195m<sup>2</sup> of flexible class B1(c)/B8 (Light Industrial/Storage and Distribution) use at ground floor level; and flexible B1(a/b/c) (Office, Research and Development, Light Industrial) floorspace above (3539m<sup>2</sup>), together with associated reconfigured parking and servicing arrangements.

(Planning application number: P2017/1969/FUL)

In the discussion the following points were made:

- The planning officer advised that there were typographical errors in Condition 8 and it should be amended to read: "At least 2,517sqm (GIA) of B1c floorspace and

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1,195sqm (GIA) of B8 shall be provided. The B1c and B8 floorspace shall be strictly limited to uses within the use B1c and B8 use class category respectively and not for the purposes of Use Class B1a or B1b – of the Schedule to the Town and Country Planning (Use Class) Order 1987 as amended 2005 (or the equivalent use within any amended/updated subsequent Order).

REASON: To ensure that the use hereby approved is not able to change to B1a via permitted rights allowed under the Town and Country Planning (Use Class) Order 1987 (As Amended) in the interest of preserving the economic function of the Locally Significant Industrial Site.”

- A member asked whether the design would enable each floor to be self-contained so the building could be multi-tenanted. The applicant stated that no decision had yet been taken on this and detailed design work had not yet been undertaken but they wanted to keep the space flexible.
- In response to a member’s question about daylight and sunlight, the planning officer advised that the previous application had an extension and this had now been reduced so the daylight and sunlight figures should have improved.
- The applicants confirmed they would like to keep the current occupiers in place for as long as they could.
- A member stated that there was a cluster of technical services industries in the area and it was hoped the design would encourage similar businesses to the current occupiers, to locate there.
- The Chair raised concern about the design and the comments expressed by the design and conservation officer.

Councillor Klute proposed a motion to amend the last sentence of Condition 23 to read, “The details shall include a revised top floor and roof-form to be shown in context and to scale of 1:100 to address concerns expressed by the design and conservation officer”. This was seconded by Councillor Chapman and carried.

### **RESOLVED:**

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report with Condition 23 amended as above 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.

### **28 STREET RECORD, SONDERBURG ROAD, ISLINGTON, LONDON (Item B5)**

Stopping-up and Diversion of Highways – Sections 247 and 253 of the Town and Country Planning Act 1990 for the length of Corker Walk (adjacent to Sonderburg Road).

### **RESOLVED:**

That the starting of the stopping up process be approved subject to the applicant entering into an indemnity agreement to pay all the council’s costs in respect of the stopping up.

### **29 ZIMCO HOUSE, 16-28 TABERNACLE STREET AND 10-14 EPWORTH STREET (Item B6)**

RECONSULTATION: Full address of site confirmed and revised drawings submitted – revised design including removal of proposed fourth floor lift service and fire lift.

Demolition of the existing building (in Use Classes B1(a) offices, and B8 storage and distribution). Erection of a new building of 6 storeys, including retention of existing basement, plus rooftop plant and enclosure; and associated works, to provide 9,273sqm (GIA) for use as B1(a) offices.

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(Planning application number: P2018/0523/FUL)

In the discussion the following points were made:

- The Chair advised that the previous application was similar to this one. It had been refused by the Planning Committee on the servicing arrangements and protection of residents' amenity however it had been allowed at appeal and was an extant permission.
- In response to a member's question about whether daylight and sunlight tests had been carried out on the new proposal, the planning officer stated that they had not been as only minor adjustments had been made.
- In response to a questions as to which windows were to be obscurely glazed and fixed shut and whether there would be any use of the green roofs, the planning officer advised that all rear courtyard facing windows would be obscurely glazed in order to prevent overlooking of 10 Epworth Street, the glass balustrades across the front of the green roofs were for maintenance only and Condition 25 would prevent any of the green roofs being used for amenity space.
- The Chair referred to the design review panel's suggestion that rather than obscurely glazed windows, screening could be provided by planting on the rear terraces. The planning officer stated that planning did not usually support his approach as the landscaping required maintenance and if the plants died, the screening would be lost.
- The Chair noted that there had been much objection to the previous scheme but there was only one objector to this scheme which suggested that the applicant had undertaken positive engagement with residents.
- A member expressed disappointment that the scheme provided no active frontage, affordable housing or residential units but considered it preferable to the previous scheme.
- A member stated that the residents of 10 Epworth Street were disabled and their needs should be considered during the construction.

Councillor Klute proposed a motion to amend Condition 8 to require the construction method statement to be drawn up in consultation with 10 Epworth Street. This was seconded by Councillor Graham and carried.

### **RESOLVED:**

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report with Condition 8 amended as above 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 9.50 pm

**CHAIR**