

London Borough of Islington

Planning Sub Committee B - 22 March 2022

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 22 March 2022 at 7.30 pm.

Present: Councillors: Picknell (Vice-Chair), Convery, Ibrahim and North

Cllr Picknell in the Chair

107 INTRODUCTIONS (Item A1)

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

108 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Poyser and Convery

109 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

None.

110 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

111 ORDER OF BUSINESS (Item A5)

The order of business would be as stated in the agenda

112 MINUTES OF PREVIOUS MEETINGS (Item A6)

RESOLVED: That the minutes of the meeting held on 27 January 2022 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

113 FLAT 1B, 16 - 18 HORNSEY LANE, LONDON, N8 5LX (Item B1)

Construction of single storey rear extension to garden flat.

(Planning application number: P2021/1387/FUL)

In the discussion the following points were made:

- Members raised concerns with the footprint of the building and the materials being used.
- Members asked about the symmetry of application, the glazing, and how this application differed from the previous applications.
- Objectors raised concerns about light spill within the garden, the materials being used and the asymmetrical design of the application.
- Local Members speaking on behalf of objectors raised concerns the impact that this application will have on the shared garden, how this sits in relation with the local conservation plan, and how the local path will be impacted that serves a local school and care home.

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- Members highlighted the objectors' comments about the timing of the application and the notice to the public. Officers confirmed that the application was posted within the statutory deadline.
- Members highlighted the Construction Management Plan and raised comments about the impact around local care homes and schools and constraints with the adjacent Thornbury Square.

Cllr Klute proposed a motion on delivery time during construction. This motion was seconded by Cllr North and carried. The wording of the condition was delegated to officers.

RESOLVED: That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representation, planning permission is granted subject to the conditions set out in Appendix 1 and as with the additional condition outlined above.

114 **GARAGES REAR OF 4-28 CARDOZO ROAD, LONDON, N7 9RL (Item B2)**

Proposed demolition of 43 existing garages onsite, and construction of 6 two storey and 1 single storey basement level mews houses, plus the provision of onsite cycle parking, refuse storage, landscaping and private amenity space.

(Planning application number: P2020/3607/FUL)

In the discussion the following points were made:

- Members enquired about how the deliveries will be managed around the property and how this would affect residents who use the garages in the locality.
- Members raised if the council refuse workers will be able to access bins and recycling. Members also raised if the applicant had been in contact with any private waste companies.
- Objectors raised concerns, including waste management, resident safety, the property boundary wall, and tree protection.
- Members asked if a management company would be managing across the site or would it be freehold.
- Members asked if the development contained any plans to increase the level of green land.

RESOLVED: That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representation, planning permission is granted subject to the conditions set out in Appendix 1; subject to the prior completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

115 **196-228 YORK WAY, LONDON, N7 9AX (Item B3)**

Advertisement consent for the installation of 7x no. internally illuminated signs

(Planning application number: P2021/2923/ADV)

Members agreed for Cllr Klute to take over the Chair for the rest of the meeting.

In the discussion the following points were made:

- Members asked about the illumination levels of the proposed signage. Would there be capacity to amend the condition of night-time hours across the winter months.

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- Members raised if external illumination was possible, or if the application was already advertised as internal and was beyond changing. Officers confirmed that it was already published as such and would need to be readvertised if it was changed.
- Objectors raised concerns about illumination levels of the signage and when it is allowed to be used.
- Members asked what the proposed operating hours are of the proposed site and if there would be any out of hours service.

Cllr North proposed a motion on the operating hours of the signage being off between 8pm till 8am. This motion was seconded by Cllr Picknell and carried.

RESOLVED: That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representation, planning permission is granted subject to the conditions set out in Appendix 1 and as with the additional condition outlined above.

116 **404 A CALEDONIAN ROAD, LONDON, N7 8UA (Item B4)**

Change of use of 2 no. existing three storey Houses in Multiple Occupation (HMO) to provide 3 no. self-contained (2- bed) residential units, cycle and refuse storage areas changes and associated alterations.

(Planning application number: P2020/3282/FUL)

In the discussion the following points were made:

- Members asked about the section 106 agreement if the move on accommodation should fall away.

RESOLVED: That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representation, planning permission is granted subject to the conditions set out in Appendix 1; subject to the prior completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1

117 **70 A TOLLINGTON WAY, ISLINGTON, LONDON, N7 6RN (Item B5)**

Change of use of existing House of Multiple Occupancy (HMO) (C4 use class) to provide 2 no. self-contained (1-bed) units and associated works including to amenity areas and refuse storage.

(Planning application number P2020/3364/FUL)

RESOLVED: That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representation, planning permission is granted subject to the conditions set out in Appendix 1; subject to the prior completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1

The meeting ended at 9:36 pm

CHAIR

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WORDING DELEGATED TO OFFICERS

FLAT 1B, 16 - 18 HORNSEY LANE, LONDON, N8 5LX

Agreed delegated wording CONDITION: No development shall take place on site unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall provide details in relation to: (a) proposed programme of works (b) site manager/liaison officer details (c) hours of work (d) access arrangements for vehicles and material storage (e) noise, air quality and vibration control (f) detailed swept path analysis with dimensions shown (g) hoarding arrangements (with consultation with the Street Works Team) (h) Continued emergency vehicle access to Thornbury Square The submitted CMP shall ensure that there is no vehicle parking and/or deliveries from Thornbury Square, and that any deliveries are undertaken outside of school pick-up and drop-off times. The development shall be carried out strictly in accordance with the CMP so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity, traffic and highway safety due to its construction and operation.

GARAGES REAR OF 4-28 CARDOZO ROAD, LONDON, N7 9RL Agreed delegated wording BOUNDARY WALL WORKS (DETAILS):

Prior to any works commencing on site, details of all intended repair and/or reinstatement works to boundary walls along the site edge shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interest of safety and security, securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard and preserves the character and appearance of the Conservation Area.