

- A member stated that the current building was characterful and locally listed. He asked officers to explain how officers had come to the view that it was acceptable to lose this building. The officer stated that the applicant had provided evidence of cracking, water damage and an accredited structural report had been provided which stated that the building was unsafe. A second accredited structural assessment had since been conducted which found that the foundations were not substantial and to make good the building it would have to be rebuilt. This report had been reviewed by the Design and Conservation Officer. The member stated that the officer explanation had addressed his concerns.
- Members thanked officers for their work on improving the appearance of the proposed building.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representations, 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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WILLIAM MARTIN COURT, 65 MARGERY STREET LONDON WC1X 0JE
(Item B2)

Change of use of existing staff hostel (sui generis) to temporary living accommodation for Maltese nationals receiving medical treatment in the UK and their families (sui generis).

(Planning application number: P2021/3255/FUL)

In the discussion the following points were made:

- The planning officer stated that the application was a major application which had been referred by the Planning Committee for consideration by the sub-committee.
- The planning officer stated that a revised fire statement had been submitted and as a result Condition 10 should be amended to be a compliance condition and should refer to the approval of the revised fire statement.
- The planning officer stated that as a result of the revised fire statement, the applicant had submitted a revised floor plan. There should also be corresponding drawing number revisions to Condition 2.
- In response to a member's question, the planning officer stated that the bi-lateral agreement between the UK and Maltese Governments for patients to receive NHS care in the UK was a material consideration and that the constraints of the site limited alternative uses.
- A member commented that the fact an application had been made for this site was positive, and the proposal to replace the windows would result in an improvement to the building.

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- Potential boiler replacement was considered as was the possibility of replacing boilers with more sustainable heating methods. The applicants stated they would accept a condition on investigating the condition of the existing boilers and replacing them if necessary and would consider all options including sustainable heating options when replacing them.
- In response to a member's question about the position if the proposed use ceased to take place, the planning officer stated that site use would revert to the previous sui generis hostel use for hotel staff. As this was a personal permission, any new applicant would be required to submit a planning application. This would ensure the protection of Islington policies.
- A member raised concern that this applicant could set a precedent. The officer stated that the planning obligation to tightly restrict the use would ensure it would revert back afterwards and policies would not be compromised.
- Councillor Debono spoke in favour of the application and stated that Maltese Nationals had raised £3m for the proposal.
- A member stated that although there was not a direct benefit to Islington, the proposal would be beneficial to the wider community.
- Members commented on the exceptionality of the project and considered the measures put in place by officers to restrict use would avoid a precedence being set.

Councillor Klute proposed a motion to add a condition that the boilers be investigated to determine their age, condition and level of emissions. If they were found to be environmentally damaging, they should be replaced immediately. Various forms of heat sources including sustainable heating methods, would be considered at the time of replacement. This was seconded by Councillor Clarke 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 be granted subject to the conditions and informatives set out in Appendix 1 of the officer report with Conditions 2 and 10 amended as outlined by officers above and 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.

The meeting ended at 8.15 pm

CHAIR

