

Planning Sub Committee B - 14 June 2021

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 14 June 2021 at 7.30 pm.

Present: **Councillors:** Poyser (Chair), Convery, Ibrahim, North and Picknell

Councillor Dave Poyser in the Chair

65 INTRODUCTIONS (Item A1)

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

66 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

67 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

68 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

69 ORDER OF BUSINESS (Item A5)

The order of business would be as per the agenda.

70 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 23 February 2021 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

71 COLLINGWOOD HOUSE, MERCERS ROAD, LONDON, N19 4PJ (Item B1)

Retention of existing air conditioning units with base slab, all associated pipework within existing acoustic enclosures, and proposed installation of canopy over enclosures alongside the South West elevation of Collingwood House and new gates to the street frontage to Mercers Road.

(Planning application number: P2021/0587/FUL)

In the discussion the following points were made:

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- The planning officer advised that three further objections had been received. One of these was a new objection and the other two provided additional comments to objections that had previously been submitted. The new objection related to the description of the relocation of plant equipment in paragraph 4.1 of the officer report. The planning officer advised that the application followed an enforcement investigation and the approved drawings in the report and presentation showed the location of the plant.
- A member queried the purpose of the alleyway and the planning officer advised that the area was currently used as a bin store. Under the proposal, the bins would be relocated. The applicant stated that the alleyway had been put in in accordance with policy to reduce noise. The proposed canopy was also part of the mitigation strategy.
- A member stated that it was unusual to have air-conditioning at ground floor level. The planning officer advised that the gym was at ground floor and first floor levels with residential units above. An assessment had to be made on whether the proposal was acceptable.
- In response to a member's question about whether the 2019 permission permitted the plant equipment at ground floor level, the planning officer advised that it did not.
- A member raised concern about the need for an enforcement investigation and the lack of compliance and asked for reassurances that the applicants would fulfil conditions. The applicants stated that they had engaged with local residents throughout the process and any conditions imposed would be fulfilled in collaboration with neighbours. A planning officer stated that the conditions were tightly worded and action would be taken if necessary.
- In response to a member's question, the applicant confirmed that the hours of operation were 7am-11pm Monday to Friday and 9am-9pm at weekends. There were no plans to extend these hours.
- A member raised concern about the tests being conducted in winter and not on a hot day when more cooling was required. The applicant stated that the tests were conducted prior to opening and tested acoustics with normal gym usage and high usage. Since opening no impact on residents had been observed and this was with classes taking place.
- A member asked why the applicant implemented the previous planning permission and then installed the plant in a different location. The applicant stated that the permitted location was not suitable for the size of the equipment and the works were undertaken to tight timescales during lockdown. There was no intent to override the planning process. The applicants stated the works were undertaken from July 2020 and a planning application was submitted in November 2020. The planning officer stated that this planning application was withdrawn in January 2021 and the current planning application was received in February 2021.
- The legal adviser stated that the fact the application was for retrospective planning permission was not a material consideration.
- In response to a question from a member as to whether the maintenance of the green roof and the acoustic levels could be conditioned, the officer replied that the requirement for the green roof to be maintained could be included in the management plan and in relation to acoustic levels, Condition

4 could be amended to require a test to ensure the plant was running appropriately.

- A member expressed disappointment that the plant had been installed prior to obtaining planning permission and requested that in future the applicants apply for planning permission where necessary, prior to undertaking further work.
- A member raised concern about the approach of the applicants and the solution identified by the applicant to the location of the plant. A planning officer advised that the Sub-Committee had to determine the application before them and to move the plant would require a new planning application to be submitted.
- A member stated that two of the conditions were time limited and requested that officers monitor this to ensure compliance.

Councillor Picknell proposed a motion to amend Condition 4 to require a test for acoustic levels and a motion that the management plan be amended to require the maintenance of the green roof. These were seconded by Councillor North and carried.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report, subject to the amendment of Condition 4 and the management plan being amended as above.

72 100 TOLLINGTON PARK, LONDON, N4 3RB (Item B2)

Conversion of an existing garage/store to create a one bedroom flat and the erection of a rear ground floor extension, plus private amenity space, refuse and cycle parking.

(Planning application number: P2020/0917/FUL)

In the discussion the following points were made:

- The type of hedge to be planted was discussed. In response to questions from members, a planning officer stated that a 1.8m pre-grown hedge was an available product and that semi-evergreen meant some leaves would be retained in winter months. A member stated that a hornbeam hedge did not lose leaves in winter but they turned brown.
- A member commented that the plans showed the hedge ending at a point where there were not any windows which meant there was a continual barrier.
- In response to a member's question, the planning officer advised that the windows on the flank elevation were obscurely glazed and the sky light would be clear glazed. The member raised concerns for the future occupants as the obscure glazing meant they had no outlook on one side. The planning officer advised that the 2018 planning application had been dismissed at

appeal on the grounds that the living conditions would be unsatisfactory for future occupants. Since then changes had been made to improve light and outlook. Light and outlook were compromised at the front of the flat due to the constraints of the site including the historical doors.

- In response to a question from a member, the legal adviser stated that the Sub-Committee should consider the inspectors comments and could also consider the S106 agreement.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, 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 Unilateral Undertaking 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.

- 73 **HIGHBURY FIELDS, Highbury Terrace, London, N5 1UP (Item B3)**
Installation of replacement low level LED floodlighting to 3x existing outdoor tennis courts.

(Planning application number: P2021/0563/FUL)

In the discussion the following points were made:

- It was noted that the light impacts on bats would be reduced.
- A member asked whether the football pitch was not currently illuminated. The applicant advised that all the sports areas were illuminated but if planning permission was granted, the lighting of the football pitch would be replaced with LED lighting. It was hoped that the floodlighting of the other sports areas would also be replaced with LED lighting in the future.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein) and the presentation to the Sub-Committee, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report.

The meeting ended at 9.20 pm

CHAIR