

London Borough of Islington

Planning Sub Committee B - 1 March 2022

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 1 March 2022 at 7.30 pm.

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

Councillor Dave Poyser in the Chair

99 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.

100 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Convery and Picknell.

101 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

102 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

103 ORDER OF BUSINESS (Item A5)

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

104 1 CANONBURY PLACE, LONDON, N1 2NQ (Item B1)

Change of use of the existing premises from Office use (Use Class E(g(i))) to a single dwelling house (Use Class C3) together with interior and exterior repair and restoration works and minor works associated with the reinstatement of the original dwelling house.

Departure from Development Plan – DM8.5 (No off street car parking)

(Planning application number: P2021/0940/FUL & P2021/0999/LBC)

In the discussion the following points were made:

- The site of the proposed parking was outlined.
- Members raised concerns about the departure from policy in relation to parking.
- A member stated that there were significant heritage benefits to having the building renovated and occupied.

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- Members acknowledged that when the building was an office, five or six cars were parked on site.
- The legal officer advised that as there was a departure from policy, members would need to be satisfied that there were material planning considerations and that consideration was given to the planning balance.
- The chair stated that he considered this an exceptional situation, and that taking into account the previous decision, the use of the building, the historic nature of the building, the fact that it was being returned to residential use, that there were many spaces before and this application reduced the number to two, that on balance the departure from policy was acceptable.
- A member stated that he was reluctant to deviate from policy but in this case was minded to support the application.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee and submitted representations:

- 1) planning permission be granted for the reasons set out in the officer report, subject to the conditions and informative 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.
- 2) listed building consent be granted subject to the conditions set out in Appendix 1 of the officer report.

105

634-638 HOLLOWAY ROAD, LONDON, N19 3NU (Item B2)

Demolition of the existing buildings and erection of a part four storey part five storey building, comprising of 7 residential units (1x 1-bed, 5 x 2-beds & 1 x 3-bed) on the upper floors and commercial office floorspace (Class E) at ground floor level as well as refuse and cycle storage.

(Planning application number: P2021/3215/FUL)

In the discussion the following points were made:

- In response to a member's question, the planning officer confirmed that boxes for swifts and biodiverse roofs had been conditioned.
- In response to members' questions about materials, the planning officer stated that the Conservation Design Officer had approved the proposed materials and that in order to break up the façade and in line with policy, the building was designed to differentiate from the building next door. The applicant stated that red brick would be used and whole bricks rather than brick slips would be used.

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 informative 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.

106

GARAGES TO THE REAR OF PARKHURST COURT, WARLTERS ROAD, LONDON, N7 0SD (Item B3)

Proposed demolition of garages and erection of 7 dwellings (5 x 2 bedroom and 2 x 3 bedroom) including cycle and refuse storage as well as the provision of private and shared amenity space and associated landscaping.

(Planning application number: P2021/0733/FUL)

In the discussion the following points were made:

- In response to a member's request for clarification on the proposed windows in the stairwells following concerns from objectors, the applicant stated that the windows on the first floor were positioned next to the stairs, in non-habitable rooms and the stairwells dropped away so that the windows were high. The windows were included in the proposals as a result of discussion with planners in order to create openings in the façade.
- In response to a member's question about the proposal for refuse and recycling, the applicant outlined the location of the refuse store and stated that the refuse would be privately collected and this had been conditioned.
- A member expressed concern that the proposed obscure glazing had not been conditioned.

Councillor North proposed a motion to add a condition that a scheme of opaque glazing for each window be submitted and that the wording of this condition be delegated to officers. This was seconded by Councillor Poyser 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 with an additional condition as 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 8.40 pm

CHAIR

WORDING DELEGATED TO OFFICERS

**GARAGES TO THE REAR OF PARKHURST COURT, WARLTERS ROAD,
LONDON, N7 0SD**

ADDITIONAL CONDITION: Notwithstanding the hereby approved plans, prior to first occupation of the dwellings hereby approved, final details (including plans, elevations, finish/materials and sections) of the obscure glazing for the proposed residential units shall be submitted to and approved in writing by the Local Planning Authority shall be carried out strictly in accordance with the details so approved and maintained as such thereafter into perpetuity.

REASON: To prevent undue overlooking to neighbouring residential properties.