

London Borough of Islington

**Planning Committee - 23 February 2023**

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 23 February 2023 at 7.30 pm.

**Present:**      **Councillors:**      Klute (Chair), North (Vice-Chair), Poyser (Vice-Chair), Clarke, Hamdache, Hayes, Ibrahim, Jackson and McHugh

**Also Present:**      **Councillors:**

**Councillor Martin Klute in the Chair**

**19      INTRODUCTIONS (Item A1)**

Councillor Klute welcomed everyone to the meeting. Members of the Committee and officers introduced themselves.

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

Apologies were received from Councillor Convery.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be as per the agenda.

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

**RESOLVED:**

That the minutes of the meetings held on 29 November 2022, 6 December 2022 and 10 January 2023 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**25      BARNSBURY ESTATE, LONDON, N1 (Item B1)**

Hybrid planning application seeking detailed permission for Phase 1a, 1b and 3a and outline planning permission for all future phases 1c, 2a, 2b and 3b comprising:

In full, demolition of existing buildings and undertaking of groundworks and the erection of 401 residential units (Use Class C3) within seven buildings of 3, 7, 9, and 11 storeys comprising 144 x 1 bed, 192 x 2 bed, 46 x 3 bed, 14 x 4 bed and 5 x 5

bed over 42802sq.m (GIA) floorspace in phases 1a, 1b and 3a; hard and soft landscaping works including public open space and new public realm, access and highway formation and alterations, car and cycle provision with associated ancillary works.

Outline planning permission (all matters reserved) for the demolition of all remaining buildings, undertaking of ground works and the construction of a phased redevelopment of new buildings of up to 9 storeys and incorporating up to 69773sq.m (GIA) to include up to 513 residential units (Use Class C3), up to 2400sq.m of replacement retail and town centre floorspace (Use Class E), and 1275sq.m of replacement community use floorspace including community centre and nursery (Use Class F2), within phases 1c, 2a, 2b and 3b, hard and soft landscaping, new public open space, access and highway formation and alterations, new pedestrian means of access, car and cycle parking provision and ancillary works.

(EIA Application)

(Departure from the Development Plan)

(Planning application number: P2022/1898/FUL)

In the discussion the following points were made:

- The Chair advised that following the decision to grant planning permission on 29<sup>th</sup> November, the application before the Committee is to address issues raised by the Mayor of London and some housekeeping issues. Meeting was informed that considering that fire safety is a material consideration, the committee will take the whole application with its focus on the specific issues and that any objections should be in that direction.
- The Planning Officer advised that although late objections were received regarding the impact of the proposal on amenity and daylight and sunlight loss, these issues had already been addressed when the application was considered at the 29 November meeting.
- Meeting was also informed of no objections to the comments from HSE regarding the fire safety following recent assessment.
- Planning officer advised that following the resolution to grant planning permission, officers engaged in discussions with the GLA regarding the Stage 2 referral and have been advised of a new position relating to fire safety which has necessitated changes before a stage 2 referral can be made.
- Planning Officer advised that application has now been amended with alterations to blocks D1 and D2, with the relocation of the plant room from Block D2 to D1; the relocation of two residential units from Block D2 to D1 to be provided in a social rent tenure and the removal of the residents' accessible roof terrace at block D2.
- Planning Officer advised that the changes above have been introduced to mitigate the fire safety implications of residential buildings with a finished floor level of over 30m without a secondary access core, that the changes have now resulted in block D1 having 2 social rent units at level 9, block D2

gains a plant room at level 11, that no finished floor level will exceed 30m, all changes which will permit the building to proceed to Stage 2 referral.

- In addition to the above, meeting was advised of the inclusion within the review mechanism secured in the S106 agreement of the Existing Use Value for the Social Housing (EUV – SH) at the site and that the starting point will be nil value.
- Meeting was advised that the inclusion of an EUV-SH value within the review mechanism would be subject to the submission of detailed financial justification, and would be capped at a maximum value of £8.67m and that the assessment and acceptance of any evidence would be at the absolute discretion of the Council.
- Another key change to the scheme relates to the social infrastructure, where previously the original application envisaged provision of up to 1275sq.m of new community space, the amended scheme now offers a maximum area of 1000sq.m.
- Members were advised that a condition regarding the provision of the community floor use space has been proposed with the wording stating 'at least' and that any attempt not to fulfil that obligation will require a resubmission to the committee.
- In response to a question on why the EVU had not been included when the application was considered at the November meeting, the planning officer advised that this came about in further discussions with the applicant through the negotiation of the legal agreement.
- The Planning Officer acknowledged no changes to the height of the buildings from the scheme that was considered originally.
- In response to objectors concerns about the height of the building, its impact on their amenity especially loss of daylight and sunlight, the applicant stated that these issues had been addressed at the November meeting.

**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 Addendum 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 Addendum report and subject to any direction by the Mayor of London to refuse the application or for it to be called in for determination by the Mayor of London.

The meeting ended at 8.00 pm

**CHAIR**