

London Borough of Islington

Planning Sub Committee A - 30 January 2017

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 30 January 2017 at 7.30 pm.

Present: **Councillors:** Tim Nicholls (Vice-Chair), Paul Convery, Una O'Halloran and David Poyser
Also Present: **Councillors:** Diarmaid Ward

Councillor Tim Nicholls in the Chair

244 INTRODUCTIONS (Item 1)

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

245 APOLOGIES FOR ABSENCE (Item 2)

Apologies for absence were received from Councillor Klute.

246 DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)

There were no substitute members.

247 DECLARATIONS OF INTEREST (Item 4)

There were no declarations of interest.

248 MINUTES OF PREVIOUS MEETING (Item 5)

RESOLVED:

That the minutes of the meeting held on 19 December 2016 be confirmed as an accurate record of proceedings and that the Chair be authorised to sign them.

249 ORDER OF BUSINESS (Item 6)

The order of business would be as per the agenda.

250 **32-41 DALLINGTON STREET AND 2-6 NORTHBURGH STREET, EC1 (Item 7)**

Application for removal / variation of condition 1 of planning permission ref: P2013/4399/S73 to reduce the size of the proposed high level extensions on the property at 5th floor level and replace the same footprint with roof terrace.

(Planning application number: P2015/2533/S73)

In the discussion the following points were made:

- Concern was raised that the proposed roof terrace was not a necessary amenity for an office and would cause a loss of amenity and overlooking issues for nearby residential properties and the school and that the proposed screen with a privacy treatment would not mitigate all the potential detriment to residents' amenity.

Councillor Poyser made a motion to defer the consideration of the application. This was seconded by Councillor Nicholls and carried.

RESOLVED:

That consideration of the application be deferred.

251 **38 HILLDROP LANE, N7 0HN (Item 8)**

Application for the demolition of the existing house and redevelopment of the site to provide a two storey building with a setback third floor providing 9 no. flats with associated amenity space and cycle parking (re-consultation following receipt of amended plans to clarify the proposed rear top floor windows and the creation of rear second floor roof terrace to the proposed new building).

(Planning application number: P2016/3134/FUL)

In the discussion the following points were made:

- The planning officer advised that no additional objections had been received to the amended drawings and that the petition mentioned by an objector during the previous consideration of the scheme had not been received.
- The planning officer advised that the reasons for deferral by the committee on 19 December 2016, namely insufficiently detailed plans, the viability figure and the loss of trees had been addressed and the development was not considered to impact on amenity.
- In response to a member question regarding the tree loss, the planning officer advised that the Tree Service considered the loss acceptable given the proposed replacements and the financial contribution.
- In response to a member question regarding viability, the planning officer advised that the viability report was reviewed by Adams Integra and the council's Viability Officer and that the land values were considered reasonable.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 and completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the contributions for affordable housing, carbon offsetting, tree replacement and ensuring the development remains car free.

252 **GATE HOUSE, 1 ST JOHN'S SQUARE, EC1M 4DH (Item 9)**

Roof extensions at third, fifth and sixth floor levels to create 6 residential units, and provision an uplift in B1 office floorspace including reconfiguration at fourth and fifth floor and basement levels, erection of a seven storey lift shaft to north elevation, and associated external alterations and alterations to fire escape on western elevation . Relocation of existing air conditioning units (re-consultation following amended plans to detail screening and window alterations to the proposed fourth floor side elevation residential bedroom windows facing the rear elevation of 45 to 47 Clerkenwell Road)

(Planning application number: P2016/0139/FUL)

In the discussion the following points were made:

- The planning officer advised that a number of objections had been received, mainly regarding the impact on neighbouring properties; regarding the loss of daylight to upper floors and overlooking. The proposals for the fifth floor were subsequently amended and an addendum Daylight and Sunlight Report was submitted. With regard to concerns regarding overlooking it was considered that the proposal to obscure the glazing on the fourth floor to a height of 1.8 metres reduced the impact on neighbouring residents' amenity.
- The planning officer advised that the conservation officer was satisfied subject to conditions regarding materials and windows.
- In response to a question from a member, the planning officer clarified that the additional office floorspace could potentially be subdivided for SMEs.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 and subject to 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.

253 **LAND AT REAR OF 21-45 ARLINGTON AVENUE, N1 7BE (Item 10)**

Retrospective application for external alterations to form new window and doors in the first floor south west elevation.

(Planning application number: P2016/3563/FUL)

In the discussion the following points were made:

- The planning officer advised that retrospective permission is sought for new windows and patio doors and the removal of the existing doors on the first floor of the south west elevation. A number of objections have been received from residents regarding impact to neighbouring amenity, including loss of access to sunlight/daylight, reduced privacy and increased noise pollution. Residents had also expressed concern that the roof would be used as a terrace by office tenants.
- The planning officer advised that a number of conditions had been imposed to protect the amenity of neighbouring residents, including vertical louvres on the window to the north and the window adjacent to the patio doors, to prevent overlooking and a fixed balustrade to a height of 1100mm on the interior window cill of the patio doors. In addition the patio doors are to remain locked when not accessing the roof for maintenance.

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- Concern about the impact on the amenity of neighbouring residents was discussed and concern expressed that the proposed balustrade would not be high enough to deter casual use of the roof since it is possible to step over it. It was also suggested that opaque glass would be more effective at preventing overlooking than the proposed louvres.

Councillor Convery proposed a motion to amend Conditions 3 and 4 to require obscured glazing in all the windows and to increase the height of the balustrade to 1500mm and to add a condition stating that the roof is not to be used as a terrace. This was seconded by Councillor Poyser and carried.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 plus the amended conditions outlined above.

254 MONTEM PRIMARY SCHOOL, HORNSEY ROAD, N7 7QT - PLAYSACE (Item 11)

Redevelopment of existing playground comprising of removal of existing surfacing and play equipment and replace with new surfacing and play equipment. Replacement of wooden picket fence with new picket fence, replace the existing steps with a ramp and associated works.

(Planning application number: P2016/4231/FUL)

In the discussion the following points were made:

- The Planning Officer advised that school is a Grade II listed building, but the proposed play equipment is not attached to the building, is not considered to harm the building and is considered to improve its appearance. There is no impact on neighbouring properties and no objections have been received. The application has come to committee because it is a council application.

RESOLVED:

That planning permission be granted subject to conditions as set out in Appendix 1.

255 MONTEM PRIMARY SCHOOL, HORNSEY ROAD, N7 7QT - CANOPY (Item 12)

Installation of play area canopy to existing outdoor play area. No change of use.

(Planning application number: P2016/1526/FUL)

In the discussion the following points were made:

- The Planning Officer advised that school is a Grade II listed building, but the proposed canopy is not attached to the building, is not considered to harm the building. There is no impact on neighbouring properties and no objections have been received. The application has come to committee because it is a council application.

RESOLVED:

That planning permission be granted subject to conditions as set out in Appendix 1.

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The meeting ended at 9.05 pm

CHAIR