

**Planning Sub Committee A - 21 March 2017**

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 1, Town Hall, Upper Street, N1 2UD on 21 March 2017 at 7.30 pm.

**Present:**           **Councillors:**           Martin Klute (Chair), Paul Convery, Una O'Halloran, David Poyser and Nick Ward.

**Councillor Martin Klute in the Chair**

**256**           **INTRODUCTIONS (Item 1)**

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

**257**           **APOLOGIES FOR ABSENCE (Item 2)**

Apologies were received from Councillor Nicholls.

**258**           **DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)**

Councillor Ward substituted for Councillor Nicholls.

**259**           **DECLARATIONS OF INTEREST (Item 4)**

Councillor Convery declared a personal interest in item 6 as a Council appointed Governor of the Kate Greenaway Nursery School.

**260**           **ORDER OF BUSINESS (Item 5)**

The Chair informed the meeting that Item 7, Land rear of 6 Shaftesbury Road, N19 had been withdrawn from the agenda.

The Chair informed the meeting that, based on the level of public interest, the items on the agenda will be taken in the following order, B2, B4, B6, B3, B1, B5 and B8.

**261**           **MINUTES OF PREVIOUS MEETING (Item 6)**

**RESOLVED:**

That the minutes of the meeting held on 30 January 2017 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**262**           **1 KINGSLAND PASSAGE, ISLINGTON, LONDON, E8 2BB (Item B1)**

External alterations comprising 360.2 sqm (GIA) of additional office floorspace (Use Class B1a) including part infill of the existing cycle yard, as a result of part four storey and part single storey extensions, with roof extension above, to the front/east elevation of the building to extend the building, with landscaping and disabled parking facilities, and other associated works. Internal refurbishments to the existing building including two storey infill of void on south elevation, alterations to the plant and ventilation system and installation of a wheelchair accessible lift to all floors.

(Planning application number: P2016/4155/FUL)

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The planning officer reported that the following drawings were mistakenly omitted from condition 2:- An updated Design and Access Statement which is dated 23/01/2017, a visuals drawing (drawing no. 1518-ST-XX-XX-VS-A-9001/Rev.A5) and an existing tree site plan (drawing no. TCP\_1KINGSLNDPSG\_1/Rev.A).

The planning officer also reported that, at paragraph 10.51 of the report, tree 1 should be referred to as being of moderate value and tree 5 should be referred to as low value.

### **RESOLVED:**

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

**263**

### **13 TUFNELL PARK ROAD, LONDON, N7 0PG (Item B2)**

FULL: Erection of a single storey rear extension including removal of a section of the rear wall and internal alterations; installation of replacement double glazed timber sash windows to the front and rear elevations.

LBC: Erection of a single storey rear extension including removal of a section of the rear wall and internal alterations; installation of replacement double glazed timber sash windows to the front and rear elevations.

(Planning application number: P2016/4693/FUL and P2016/4766/LBC)

The planning officer reported that an arboricultural statement, a method statement and an amended heritage statement had been submitted and placed online within the last two days. The Sub-Committee considered that they could not take these into account as they had not had sufficient time to study them.

The planning officer reported that an additional condition was proposed to place fencing around the tree for protection.

In the discussion the following points were made:

- The terrace was listed in its entirety and when making their decision the Sub-Committee should consider the effect of the extension on the whole of the terrace.
- The property formed part of the listed terrace and was in a conservation area. Both the conservation area and the listed terrace were designated heritage assets.
- Concern was raised regarding the disruption of the form plan with the lowering of the floor level by 15cms and the erection of a partition wall.
- Concern that the extension was over half the width of the host building and the parapet line gave the appearance of the extension being over half the height.
- It was considered that the flat roof design of the extension did not reflect the heritage status of the Georgian building and the old bricks used in construction and the double glazed timber sash windows would not replicate the original form.

Councillor Nick Ward proposed a motion to refuse the application which was seconded by Councillor David Poyser and carried.

**RESOLVED:**

That planning permission and listed building consent be refused for reasons of scale, rhythm, massing and design and a failure to preserve a heritage asset. Reasons for refusal to be delegated to officers in consultation with the Chair.

264

**33-41 DALLINGTON STREET & 2-6 NORTHBURGH STREET ISLINGTON LONDON EC1V 0BB (Item B3)**

Section 73 application to vary Condition 2 (Drawings and Details) of application Ref. P2013/4399/S73 dated 13 March 2014. The amendments are: Reduction of the size of the approved addition at fifth floor roof level and use of the remainder of flat roof area (where the roof addition previously extended to the corner of Dallington Street and Pardon Street) as a terrace enclosed within 2.1m high obscurely glazed privacy screens.  
(Planning application number: P2015/2533/S73)

In the discussion the following points were made:

- It was noted that the terrace would provide an outdoor amenity space for office workers.
- Regarding concerns about noise being generated by users of the roof terrace, Members noted that, although this was not a planning consideration, a condition had been attached limiting the hours of use of the terrace and in instances where neighbouring residents experience noise disturbances, this should be reported to the Council's Noise team.
- The Sub-Committee was satisfied that the proposed privacy screens would minimise overlooking onto neighbouring properties.
- Concerns regarding the illegal use of other terraced areas should be referred to the planning enforcement team.

**RESOLVED:**

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

265

**CANONBURY PRIMARY SCHOOL, CANONBURY ROAD, ISLINGTON, LONDON, N1 2UT (Item B4)**

Redevelopment of existing external play area comprising the creation of a 3G artificial grass pitch (APG); installation of ball stop fencing and associated roof netting to the APG perimeter including installation of an artificial (flood) lighting system.

(Planning application number: P2016/2862/FUL)

Councillor Convery stated that paragraph 8.2 on page 95 of the report was incorrect. He stated that he was satisfied that he had not stated that he had support of the scheme.

The planning officer stated that references to Colebrooke Mews in the report should read Colebeck Mews.

In the discussion the following points were made:

- The Sub-Committee noted that the pitch was currently in use.
- Hours of use proposed in the report were in line with recent planning approvals.

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- The external play area was not currently a community asset but the hours proposed after 4pm during the week and at the weekend would allow use by the community. It was considered that local residents were more concerned with the community use element of the application.
- In response to noise concerns, it was noted that a noise management plan was conditioned which proposed that there be a person on-site and anti-vibration washers were to be fitted to posts.
- New floodlights were to be installed to replace the existing lights. These were targeted luminaires which could be specifically directed onto specific areas.
- Members acknowledged that there was a demand for play areas in the borough.

Councillor Convery proposed a motion to allow the operating hours on Sunday to be in line with the hours of operation on a Saturday. This was seconded by Councillor Ward and carried.

Councillor Klute proposed a motion for the community use element of the application to be time limited to one year from implementation of use. This was seconded by Councillor O'Halloran and carried.

### **RESOLVED:**

That planning permission be granted subject to the prior completion of a Directors Service Level Agreement securing the heads of terms as set out in Appendix 1 of the officer report, conditions and informative as detailed in the report, amendment to condition 5 to reflect use on a Sunday and an additional condition limiting the community use element to one year. The exact wording to be delegated to officers in consultation with the Chair of Planning Committee.

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### **HORNSEY LANE ESTATE - CAROLINE MARTYN HOUSE, ENID STACEY HOUSE, MARY MCARTHUR HOUSE AND KEIR HARDIE HOUSE, HAZELLVILLE ROAD, LONDON, N19 (Item B5)**

Replacement of existing single glazed timber/plastic coated windows with double glazed UPVC windows.

(Planning application number P2015/0890/FUL)

In the discussion the following points were made:

- The Sub-Committee noted that the application had been deferred to investigate slimmer uPVC window frames.
- Members were shown a slimmer window profile which reduced the thickness of the previously proposed uPVC window frames.
- In response to a question, Members were advised that, following re-consultation, no additional objections had been received and one additional resident was in support of the scheme.

### **RESOLVED:**

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report

**267**     **KATE GREENAWAY NURSERY SCHOOL, TREATY STREET, LONDON N1 0UH (Item B6)**

Erection of 2 no. single storey rear extensions for use as a classroom and an office. .

(Planning application number: P2016/3709/FUL)

In the discussion the following points were made:

- The nursery proposed to increase the number of children by up to 27 pupils. It was expected that these places would be offered to the local community and it was therefore assumed that children would not need to be driven to the nursery.
- The Sub-Committee noted the concerns regarding the increase in traffic generated from the pick-up and drop off for pupils. It was noted that a barrier outside a neighbouring block of flats and the Headteacher advised that they could ensure this barrier remained locked.
- It was noted that the updating of a travel plan would be included as an informative in order to mitigate potential traffic impact.
- Concerns were expressed regarding liaison with local residents and the Sub-Committee stressed to the school that they improve on communications with all residents and not just with those residents who had young children.
- There was a need to increase the number of nursery places in Islington and it was noted that if any harm could be offset by the public good then this was a material consideration.

**RESOLVED:**

- 1) That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report.
- 2) The Sub-Committee requested that the school liaise better with local residents.

**268**     **LAND REAR OF 6 SHAFTESBURY ROAD, LONDON, N19 (Item B7)**

This item was not considered at this meeting as it had been withdrawn prior to the meeting.

**269**     **PARKS BUILDING, ST JAMES'S CHURCH, 51 CLERKENWELL CLOSE, LONDON, EC1R 0EA (Item B8)**

FULL: Application for the permanent change of use of the Parks Building at St James's Church Park, Clerkenwell, which is currently operating as a coffee and food outlet Use Class A1 on a temporary basis (Temporary change of use granted 29/10/2013).

Advert: Display of signage to the front and rear of shutters to three elevations of the Parks Hut in connection with Full Planning Application ref: P2017/0072/FUL

(Planning application number: P2017/0072/FUL and P2017/0140/ADV)

In the discussion the following points were made:

- A temporary change of use had been granted for three years and no complaints had been received during this time.

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### **RESOLVED:**

That planning permission and advertisement consent be granted subject to the conditions set out in Appendix 1 of the officer report.

The meeting ended at 22.35pm

**CHAIR**

**270**      **WORDING DELEGATED TO OFFICERS**

**13 Tufnell Park Road, N7 0PG (Item B2)**

**Reason for Refusal - P2016/4766/LBC**

The proposed single storey rear extension, by reason of its excessive scale and mass and inappropriate design, which fails to acknowledge the proportions, scale and rhythm of the elements of the host building, and proposes a flat roof and modern rooflight, would harm the significance of the Grade II listed terrace at 11- 21 Tufnell Park Road. The proposed alterations to the historic plan form would also harm the significance of the host building. The introduction of structural steelwork bridging the two distinct elements of the building would also harm the historic significance. As such the proposed works would adversely affect the special architectural and historic interest of the heritage assets, contrary to Policy 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework 2012, Policy 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2016, Policy CS9 (Protecting and enhancing Islington's built and historic environment) of Islington's Core Strategy 2011 and Policy DM2.3 (Heritage) of Islington's Development Management Policies 2013.

**Reasons for Refusal – P2016/4693/FUL**

The proposed single storey rear extension, by reason of its excessive scale and mass and inappropriate design, which fails to acknowledge the proportions, scale and rhythm of the elements of the host building, and proposes a flat roof and modern rooflight, would detract from the special character of the host Grade II listed terrace and would neither preserve nor enhance the appearance of the Mercers Road/ Tavistock Terrace Conservation Area, contrary to policy 7.6 of the London Plan 2016, policies CS8 (Enhancing Islington's Character) and CS9 (Protecting and Enhancing Islington's Built and Historic Environment) of the Core Strategy 2011; policies DM2.1 and DM2.3 of the Development Management policies 2013, the Mercers Road/ Tavistock Terrace Conservation Area Design Guidelines and the Islington Urban Design Guidelines 2017.

**Canonbury Primary School, Canonbury Road, N1 2UT (Item B4)**

**Condition 4 – Hours of Operation**

CONDITION: The proposed all-weather ball pitch shall operate only between the hours of 09:00-18:00 Monday to Friday, 10:00-18:00 Saturdays and not at all on Sundays or Bank Holidays, and shall be for school use only.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

**Condition 5 - Floodlights**

CONDITION: The floodlights shall not be operated outside of the allowed hours of operation of the pitch.

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Usage within the allowed hours shall be controlled by a photocell detector and timer switch.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

### **Limited Consent Period – Temporary Use and Hours of Operation**

CONDITION: The Community Use of the proposed all-weather ball pitch hereby approved is granted only for a limited period of 12 calendar months from the date of commencement of the use. The applicant shall notify the Local Planning Authority of the commencement date of the use in writing, and the temporary use shall cease on or before 12 calendar months from that date.

During the time limited 12 month period the community use of the football pitch shall operate only between the hours of 18:00 – 20:30 Monday to Friday and 10:00 – 18:00 Saturday and Sundays excluding bank holidays.

REASON: In order to allow the monitoring of the impact of the use on the surrounding area the Local Planning Authority considers it appropriate to grant permission for a limited use period only.