

London Borough of Islington

Planning Committee - 18 July 2017

Minutes of the meeting of the Planning Committee held at Council Chamber, Town Hall, Upper Street, N1 2UD on 18 July 2017 at 7.30 pm.

Present: **Councillors:** Khan (Chair), Klute (Vice-Chair), Donovan-Hart (Vice-Chair), Nicholls, Fletcher, Court, Picknell, Gantly, Kay and Ward.

Councillor Kay did not participate in Item B2 as she arrived late for the meeting.

Councillor Robert Khan in the Chair

298 INTRODUCTIONS (Item A1)

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

299 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence, however apologies for lateness was received from Councillor Kay.

300 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

301 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

302 ORDER OF BUSINESS (Item A5)

The order of business would be as per the agenda.

303 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 20 June 2017 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

304 APPOINTMENT OF VICE-CHAIRS OF PLANNING SUB COMMITTEE'S A & B (Item A7)

The Chair asked for nominations for the position of Vice Chair's of Planning Sub-Committee A and B

It was Moved and Seconded that Councillors Picknell and Fletcher be appointed as Vice Chairs of Planning Sub-Committees A and B.

RESOLVED

That Councillor Picknell be appointed as Vice-Chair of Planning Sub-Committee A and Councillor Fletcher be appointed as Vice-Chair of Planning Sub-Committee B for the current municipal year or until successors are appointed

305 457-463 HOLLOWAY ROAD ISLINGTON LONDON N7 6LJ (Item B1)

Change of use of Nos. 457-463 Holloway Road from office (Use Class B1) to residential (Use Class C3) to provide 14 residential units, part excavation of basement and light wells, demolition of the single storey rear extension, erection of a mews comprising 2 residential units (Use Class C3) and associated cycle and refuse storage and landscaping.

(Planning application number: P2016/3157/FUL)

In the discussion the following point was made:

- The Planning Officer advised Committee that a request for more detailed information from the applicant regarding the carbon off set contributions had not been received and the applicant had requested for a deferral.

Councillor Khan proposed a motion to defer the item. This was seconded by Councillor Klute and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

306 9-12 GREAT SUTTON STREET LONDON EC1V 0BX (Item B2)

Demolition of existing buildings and redevelopment to provide a 6-storey (plus basement) building accommodating 1,307sqm (NIA) office floorspace at basement and first to fifth floors, and a 243sqm (NIA) retail (A1 use) unit at ground level, together with associated cycle parking and refuse and recycling storage.

(Planning application number: P2016/3353/FUL)

In the discussion the following points were made:

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- In response to concerns with the results of the Average Daylight Factor (ADF), the Planning Officer advised that little weight could be attached to the applicant's ADF tests results as it relied on a range of inputs including assumptions regarding internal reflectivity and assumptions made regarding room sizes at some of the properties. Additionally, ADF is not one of the two primary tests to be used to assess impacts on adjoining daylight receipt, the primary tests are Vertical Sky Component (VSC) and Daylight Distribution(DD).
- With regards to concerns raised by the London Fire and Emergency Planning, the Legal adviser informed Members that although issues of fire safety were building control matters, the potential impacts on a scheme to accommodate such building regulations solutions provided by the applicants could have material impacts on the scheme –for consideration by Planning Committee.
- The Planning Officer informed Members that the applicants daylight and sunlight consultants had not visited any of the neighbouring properties and acknowledged that the results from the measurements he had undertaken when he visited the neighbouring flats were different from those provided by the applicant's daylight consultants. He acknowledged that he did share the information with the applicant.
- Members were concerned that considering the scale of the scheme and sensitive location that the scheme had not been presented to the Islington Design Review Panel (DRP) for their comments. It was determined that there were concerns over the appropriateness of the response to the character of the immediate vicinity and that therefore it must be presented to the DRP.
- Objections raised by neighbouring residents included the size and scale of the building; impact on neighbouring amenity; loss of privacy and the inaccurate information provided by the applicant's daylight and sunlight consultants etc.
- The Applicant's agent highlighted the benefits of the scheme and addressed concerns raised by the objectors. He indicated that following consultation with neighbouring occupants the scheme was amended to address the issue of massing; the deletion of terraces from along boundary with 13-14 Great Sutton street and the provision of privacy screens to the front and rear terraces at fifth floor level.
- The agent acknowledged that the methodology employed for measuring the sunlight and daylight loss included a number of assumptions, however he indicated that considering the location of the site, any loss was within a tolerable level.

Councillor Khan proposed a motion to defer consideration on three grounds:

- a) Advice from the Design Review Panel would be welcomed by the Committee given the mixed views on the quality of the design.
- b) More detailed information regarding the sunlight and daylight loss measurements to be provided especially as results from the applicants consultant is contrary to those obtained after visits by Planning Officers to neighbouring properties.
- c) A written response from the London Fire and Emergency Planning in light of their fire safety concerns.

This was seconded by Councillor Klute and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

307 YORK HOUSE, 207-221 PENTOVILLE ROAD, LONDON, N1 9UZ (Item B3)

The addition of a single storey to the existing building (including lift overrun and 1.35m increase to parapet height) with plant enclosure above; a five storey front entrance extension; and a part 1, part 2 storey rear extension at upper and lower ground floor levels including the infilling of the rear undercroft area, to provide 1,005sqm (GIA) of additional office space (Use Class B1). Internal and external refurbishment works to provide ancillary gym and cafe areas; new fenestration; articulation to the south elevation; construction of a new front elevation light well; erection of new cycle and bin stores in refurbished service yard; hard and soft landscaping (including replacement of trees); roof level plant; and associated works.

(Planning application number: P2017/1790/FUL)

In the discussion the following point was made:

- In response to a question on whether the financial contribution received from the scheme would be used solely for social housing, the Planning Officer advised that funds would be pooled in the housing budget and decisions as to how that is spent on forthcoming Housing New Build programme would be taken by the Council.

Councillor Ward proposed a motion to grant. This was seconded by Councillor Nicholls and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report and conditional on 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 9.00 pm

CHAIR