

London Borough of Islington

Planning Sub Committee A - 12 December 2017

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 12 December 2017 at 7.30 pm.

Present: **Councillors:** Picknell (Chair), Nicholls and Gantly

Councillor Angela Picknell in the Chair

54 INTRODUCTIONS (Item A1)

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

55 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Convery and Ward.

56 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

57 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

58 ORDER OF BUSINESS (Item A5)

The Chair informed the meeting that Item 4, Unit B4 at 5 And 6 Athelstane Mews, London, N4 3EH had been withdrawn by the applicant. The order of business would be B2,B1 and B3.

59 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 31 October 2017 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

60 125 PACKINGTON STREET, LONDON N1 7 EA (Item B1)

Proposed change of use of the first and second floors and roofspace of the existing ancillary accommodation of the public house (A4 use) to create 3 self-contained residential flats (C3

use), being a 1 x 3 bedroom unit and 2 x 1 bedroom units. Erection of first floor side/ rear extensions, roof terraces at first floor, raising of the roof by 0.3m and front, and rear dormer windows. Installation of 1 x air condenser unit to the rear yard at ground floor level to serve the public house, adjacent to proposed refuse and cycle storage area.

(Planning application number: P2015/5085/FUL)

In the discussion the following points were made:

- Members were advised that the proposed change of use of the upper floors of the public house to self-contained residential units was considered acceptable in terms of its impact in land use terms on the surrounding area and the retained public house
- The objector at 4 Prebend Street was concerned that she had not been included in the assessment of the proposal by Planning Officers considering that it would result in loss of natural light to her child's bedroom window. Other concerns included the overdevelopment of the site resulting in a sense of enclosure and the suggestion that an office development rather than public house would be more preferable in the area. In addition she was concerned with the potential noise pollution from the proposed siting of the air conditioning unit and that the location of the refuse bins adjacent to her wall would result in an increase in vermin due to overfull bins.
- The applicant advised Members that most of the objections had been addressed in the report and that the benefit of restoring the public house that had remained vacant for over 3 years outweighed any harm to the amenity of the neighbouring residents.
- Members enquired about the methodology employed to assess the loss of light to the neighbouring resident. In response the Planning Officer acknowledged that in this instance that due to the separation distance, and given that the application site was located north-east from the north-west facing window, the BRE test that requires a 25 degree angle drawn from the centre line of the affected window would not be obstructed. In this case because that angle would not be breached, no further testing would be required and no impact, in the professional opinion of the officer was likely. No further testing utilising the provision of VSC and DD would be required as such.
- A suggestion to defer the item so that an assessment could be undertaken by the applicant on the impact of the proposal on the loss of light to neighbouring residents was noted.

Councillor Gantly proposed a motion to defer for the reason outlined above. This was seconded by Councillor Nicholls and carried.

RESOLVED:

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

Basement excavation to enlarge existing cellar including creation of front lightwell with metal grill above. Erection of single storey rear infill extension, replacement of door to existing

rear ground floor extension, installation of new rooflights to rear roof slope. Installation of double glazed timber sash windows to front and rear elevations at ground, first and second floors, installation of fanlight to front door, installation of 2x2 timber front door, installation of replacement lead roof over second floor front bay window, alterations to front steps and paving, alterations to side boundary walls with no. 13 & 17 to the front and rear of building, installation of timber front gate and pillars to front boundary wall.

(Planning application number: P2017/2758/FUL)

In the discussion the following points were made:

- The Planning Officer advised Members that 10 objections had been received over the two consultation periods and issues raised included a sense of enclosure especially in relation to 13 St George's Avenue, impact on the amenity of neighbouring residents and overdevelopment of the site.
- The Planning Officer informed the meeting of an additional condition to be included in the recommendations to address concerns about the detail designs of the front door. Condition 8 shall read - The new front door shall accurately replicate, in terms of material, profile and detailing, the original door surviving to the property. The door shall be a painted timber door comprising of two glazed panels over a single lower solid panel.
- An objector was concerned that the assessment of the proposal was contrary to a number of policies in particular DM3.22,2.16 and 1.27. She was also concerned that the consultation process was inadequate and the potential noise pollution during the construction period.
- A neighbouring resident was concerned that the scheme would adversely impact on her well-being and health having previously suffered post-traumatic stress. Objector was also concerned that the structural method statement provided was not detailed enough and that the proposal would result in light loss and a sense of enclosure.
- The Planning Officers advised that noise pollution concerns would be addressed by a proposed condition requesting a construction management plan to be submitted before any works commence. With regards to concerns about the lack of a detailed basement excavation plan, Members were advised that although a material planning consideration, Officers had requested a condition that that no work should commence until an independent expert Structural Method Statement had been submitted and approved in writing in consultation with Building Control.
- Members in their deliberation sought clarification of the daylight diagrams indicating the impact of the single storey side return infill on the neighbouring 13 St George's Avenue. Officers drew Members attention to the autumn equinox diagram as the most standardised image. Members took the view that any additional shadow was barely noticeable and therefore attributed the majority of shading to the existing two storey closet wing.
- In discussion Members advised that the proposed extension appeared similar in height, scale and massing as other modest extensions previously approved elsewhere in the borough and that it appeared to be a policy compliant proposal subject to conditions regarding structural method statement.

Councillor Gantly proposed a motion to grant planning permission subject to the additional condition relating to the detailed design of the front door being submitted. This was seconded by Councillor Nicholls and carried.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report and the additional condition outlined above.

62

UNIT B4 5 & 6 ATHELSTANE MEWS, LONDON, N4 3EH (Item B3)

External alterations to the building to include the following: a replacement entrance porch and door to the Athelstane Mews elevation; 5 replacement windows to the Athelstane Mews elevation; a replacement entrance to the Charteris Road elevation; 1 replacement entrance door with fan and side lights to the Charteris Road elevation; the replacement of 1 ground floor window and 2 first floor windows to the Charteris Road elevation; the replacement of 1 external door to the Charteris Road elevation; 2 existing openings altered and new windows inserted to the Charteris Road elevation; the replacement of 3 rooflights; and associated alterations as part of the general works to the buildings.

(Planning application number: P2017/3807/FUL)

In the discussion the following points were made:

- The Planning Officer informed Members of a number of amendments and changes to the report:
 - Although Plan numbers published on the Council website on 27/9/2017 were correct, incorrect plan numbers in Condition 2 of the report should be amended to read EX.301 – Ex.307 and PP.301-PP.307 and the Design and Access Statement should be dated September 2017.
 - Para 10.23 to be deleted as the Juliet balcony is not included in this proposal but the withdrawn application B4.
- Members were advised that application was brought to Committee due to the number of objections received on two applications, one of which had been withdrawn.
- Members were advised that although prior approval existed for the conversion of the existing unit to 4 x self-contained flats, the issue before Committee for consideration was for external works and alterations to the existing B8 storage use.
- Concerns such as the proposed change in use, overlooking, noise and light pollution to neighbouring properties on the Charteris Road elevations and the extra traffic and parking in and around neighbouring roads as a result of the scheme. Neighbouring residents requested that all overlooking windows should be obscurely glazed, frosted and sealed. The objectors also queried the roof lights, insulation of the roof and a courtyard especially if it was to remain as a storage facility.

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- In response to concerns about the proposed works to existing windows at ground floor level that fronted the rear gardens of 52-56 Charteris Road, the meeting was advised that the agent had confirmed that these windows did not form part of the application and any works undertaken would be for repairs. It was noted that those windows are high level.
- The agent informed Members that the refurbishment of the building would involve external alterations to windows openings, doors, a balcony and roof lights.
- Members agreed that the proposal is policy compliant and that issues raised by objectors regarding government policy and applicant's intention was not a material consideration in this instance, although every sympathy with the concerns was shared by Members.

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

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report plus the amendments within the report and the amendments to conditions outlined above.

63

UNIT B4 AT 5 AND 6, ATHELSTANE MEWS, LONDON, N4 3EH (Item B4)

External alterations to the buildings to include the following: a replacement entrance porch and door to the Athelstane Mews elevation; an existing opening adjusted to create a new window adjacent to the porch to Athelstane Mews; the replacement of 1 window, reinstatement of 2 windows and bricking up of 1 window to the ground floor of the Athelstane Mews elevation; the creation of a Juliette balcony to first floor level of the Athelstane Mews elevation; the replacement of 1 window to the first floor of the Athelstane Mews elevation; 2 existing window openings adjusted on the first floor of the Athelstane Mews elevation; the replacement of 1 window to the southern section of the Charteris Road elevation; 2 existing window openings and 1 door adjusted to the southern section of the Charteris Road elevation; the creation of a bin store to the Charteris Road access point; the replacement and insertion of 7 rooflights, and associated alterations as part of the general upgrade works to the buildings.

(Planning application number: P2017/1903/FUL)

Members were informed that above item had been withdrawn from consideration by the applicant.

The meeting ended at 9.15 pm

CHAIR