

London Borough of Islington

**Planning Sub Committee A - 19 June 2018**

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 19 June 2018 at 7.30 pm.

**Present:**           **Councillors:**           Picknell (Chair), Nathan and Graham

**Councillor Angela Picknell in the Chair**

**1           INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillors Cutler and Convery.

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

Councillor Woolf substituted for Councillor Convery.

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

There were no declarations of interest.

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

The order of business would be B1, B4, B5, B2 & B3.

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

**RESOLVED:**

That the minutes of the meeting held on 27 March 2018 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**7           151 ENGLEFIELD ROAD, ISLINGTON, LONDON, N1 3LH (Item B1)**

Change of use from class B1 (532m<sup>2</sup>) to a *sui generis* mixed use comprising offices, flexible community space, theatre space/community room, counselling and psychotherapy space and associated external alterations.

(Planning application number: P2018/0135/FUL)

In the discussion the following points were made:

- Members noted that marketing was less than 2 years due to a legal complication but that efforts had gone a long way towards satisfying the policy requirement. The Planning Officer advised Members that the application seeks to bring a dilapidated building into productive use especially as it had been vacant for over 10 years.
- Members were informed that external alterations being proposed include replacing windows and doors with new aluminium frames and inserting a new door on the west elevation. In addition, the Planning Officer advised that refuse storage will be

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provided along the access way to the site along with 14 cycle parking spaces.

- Members were advised that the proposal was acceptable in land use terms, its design, sustainability, waste and recycling and landscaping and that the only main issue was the impact of noise being generated from the use of the building especially as it is surrounded by residential properties. Members were informed that condition 5, 6 and 7 would address noise levels, hours of operation and deliveries and services onto the site. Members were informed that the Noise Management Plan which is to be submitted prior to occupation, would include measures such as dispersal policy, signage, a close down policy, delivery and servicing times.
- The applicant informed Members that the proposal would result in bringing the building back into use and should be regarded as an investment in Islington. The meeting was informed that the building would provide communal flexible office space to be rented to external parties and an office space to be occupied by Big House, a charity which supports young people leaving the care system. In addition, the building would provide a theatre/performance space which will be of communal benefit to the young and vulnerable young people.
- Members welcomed the proposal in principle especially with regard to its communal use and agreed that concerns about the amenity of residents had been sufficiently addressed.

### **RESOLVED:**

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

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### **29 WINDSOR ROAD, LONDON, N7 6JG (Item B2)**

Conversion of single family dwelling house into 3 self-contained residential units (1x3bed, 1xstudio and 1x 2 bed) plus the excavation of basement, front lightwell and rear courtyard erection of basement, ground and first floor rear extensions and roof extension. Proposed bin and bicycle storage to front garden.

(Planning application number: P2017/4766/FUL)

In the discussion the following points were made:

- The Planning Officer advised that since publication of the agenda no additional updates had been received.
- Members were advised that the intensification of residential use resulting in 2 no. residential units was acceptable in principle at this location and conducive with the existing surrounding residential character. In addition the Planning Officer informed Members that the proposal would not prejudice the residential amenity of neighbouring properties insofar of loss of light, outlook or increased sense of enclosure.
- Members were informed that the applicant has agreed in principle to a small site affordable housing contribution of £100,000.
- Concerns raised by residents objecting to the proposal regarding the impact of a basement excavation was expressed especially as it was considered to possibly result in structural damage to adjacent properties and granting permission would be

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setting a precedent for an increase in planning applications for basement excavations. The objector informed Members that no other dwelling in the neighbourhood has a lightwell.

- Members asked what ADF levels the basement rooms achieved, however officers did not have that information and the applicant was not present to respond. Members also raised concern regarding the limited outlook and increased enclosure to the proposed front basement bedroom for the basement and ground floor residential units and its adverse impacts on the quality of the accommodation.
- Councillor Picknell proposed a motion to defer as the applicant was not available at the meeting to respond to objectors concerns, nor to respond to the question on daylight receipt (ADF) of the basement rooms which is a fundamental requirement to ascertain the quality of the resulting accommodation. This was seconded by Councillor Graham and carried.

### **RESOLVED:**

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

#### **9 48 ESSEX ROAD, ISLINGTON LONDON, N1 8LR (Item B3)**

#### **10 GILRAY HOUSE, 146-150 CITY ROAD, ISLINGTON, LONDON EC1V 2NL (Item B4)**

Demolition of existing 4th floor and removal of the associated rooftop plant and erection of a replacement extension providing two floors of additional B1(a) office floorspace (362 sqm) via a facsimile 4th floor and set back 5th floor level. Consolidation of plant within a setback roof level enclosure and other associated alterations to the external elevations of the building.

(Planning application number: P2017/5015/FUL)

In the discussion the following points were made:

- The Planning Officer requested that report be amended to remove the sentence describing the building as a non-designated listed asset and note that the building is within a conservation area.
- With regard to condition 11, Planning Officers requested that were Committee to grant planning permission, that Committee delegate the rewording of the condition to officers so as to make it clearer.
- The Planning Officer advised that the roof addition with its curved contemporary style is designed to allow integration of the plant equipment within a centrally positioned space at roof level thereby addressing concerns of roof clutter.
- Members took heed of the Twentieth Century Society comments but those concerns had been addressed in the report and members having discussed the item were reassured on the response to those concerns.
- The objector representing the residents group advised Members that the proposal would have an impact on their properties as a result of the infill being proposed and the void. The objector welcomed the proposal but requested that the applicant consider the impact of the scheme on issues around the party wall.

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- In response to concerns raised about the positioning of flank wall and its impact on the neighbours' flues, the agent advised that although not a planning issue, that this would be addressed through party wall agreements between the two parties.
- Members noted the objectors' concerns regarding the extensions, however felt that this had been sufficiently addressed by the applicant, and any visual impact within the conservation area was likely to be minimal. Members welcomed the benefits from the scheme in uplifting office space within a central activity zone and in an employment priority area.
- The Committee agreed for the rewording of condition 11 be delegated to planning Officers in order to remove any ambiguity.

**CONDITION 11:** Notwithstanding the hereby approved plans, the fifth floor flat roof area as annotated on approved plan number 00\_105 Rev G shall not be used as any form of terrace/amenity space and shall be accessed solely for maintenance purposes.

REASON: To ensure that the visual amenity and neighbouring amenity of neighbouring residential properties is not adversely affected in terms of noise pollution, overlooking and privacy issues.

### **RESOLVED:**

That planning permission be granted subject to the conditions set out in Appendix 1 and amendment to condition 11, the wording of which is to be delegated to officers to address issues regarding the roof access.

- 11** **NAVIGATOR SQUARE ( FORMERLY ARCHWAY CLOSE), LONDON N19 (Item B5)**  
Use of the external plaza area for a general market of up to 25 stalls (14 gazebos) for a maximum of 3 days per week. The market proposed to operate Wednesdays, Saturdays and Sundays.

(Planning application number: P2018/0601/FUL)

In the discussion the following points were made:

- The Planning officer advised that there is no updates since report was published and requested that the statement in condition 6 which states that no more than 25 stalls shall be allowed at any one time on site on page 149 be revised to not quote a specific approved plan as Condition 8 would finalise the exact number and final details through the formal submission of details. Members were advised that if Committee were minded to grant planning permission that condition 7 be delegated to be amended to read 'prior to first use'.
- Members were advised that the council owned application seeks permission to erect 14 gazebos to accommodate 25 stalls for general market use and is part of the Councils' public realm improvement.
- In response to concerns about levels of noise, hours of operation and the amenity of neighbouring residents, Members were advised that this is to be addressed by conditions 3, 4 and 5 which restricts the use of generators, delivery hours and hours of operation.

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- Members were informed that notwithstanding the approved plans, a revised layout of the exact location of the gazebos to accommodate up to 25 market stalls shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the market. This was in order to address concerns raised by the London Fire and Emergency Planning Services regarding a clear width between the stalls and the nearest buildings for fire tender access.
- With regards to a question about protecting the views of shop keepers, Members were advised that this was not a planning matter
- On concerns about delivery and loading times, Members were advised that a condition that sets out the service management plan be included if planning permission is granted.
- Members were advised that the application is consistent with policies of the London Plan, the Islington Core Strategy and the Islington Development Plan subject to the conditions recommended and the servicing plan to be added.

### **RESOLVED:**

That planning permission be granted subject to the conditions set out in Appendix 1 and the addition of a servicing strategy condition.

**Amended CONDITION 06:** Notwithstanding the hereby approved plans, planning permission is only granted for the installation of up to a maximum number of 25 stalls at any one time on site.

Reason: In order to maintain the pedestrian access way (congestion) and maintain the primary function of the private space as area of open space and to protect the amenity of adjoining neighbouring properties.

**Amended Condition 07:** A strategy for emergency access, including fire access shall be submitted to and approved in writing by the local planning authority prior to the first use of the market and the approved details shall be adhered to fully into perpetuity.

Reason: In the interests of public safety.

**New Condition 09:** Notwithstanding the approved plans, a Service Management Plan for the hereby approved market use/operation shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the market and shall be adhered to fully into perpetuity.

Reason: In the interests of public safety and highways safety.

The meeting ended at 9.20 pm

**CHAIR**