

London Borough of Islington

**Planning Sub Committee A - 13 December 2018**

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 1, Town Hall, Upper Street, N1 2UD - Islington Town Hall on 13 December 2018 at 7.30 pm.

**Present:**           **Councillors:**           Picknell (Chair), Graham (Vice-Chair), Cutler, Convery and Nathan

**Councillor Angela Picknell in the Chair**

**37**           **INTRODUCTIONS (Item A1)**

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

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

There were no apologies for absence.

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

There were no declarations of substitute members.

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

There were no declarations of interest.

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

The order of business would be as per the agenda.

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

**RESOLVED:**

That the minutes of the meeting held on 30 October 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**43**           **1 BERRY PLACE, ISLINGTON, LONDON, EC1 0JD (Item B1)**

Installation of proposed plant equipment (2 no. air conditioning units) above existing flat roof at second floor level (first floor roof) including associated screening and other works (Planning application number: P2018/1799/FUL)

The Chair informed the meeting that item had been formally withdrawn by the applicants.

**44**           **469 HORNSEY ROAD, ISLINGTON, LONDON, N19 3QL (Item B2)**

Demolition of existing two storey building and erection of 4 storey building plus set back roof addition and part basement to provide office 226sqm (B1 use) at ground and part basement floor and 7 self-contained resident units (6 x 2 beds & 1 x 3 bed) over second to fourth floor levels plus cycle parking and associated refuse, removal of existing cross over and on street servicing and associated alterations.

(Planning application number: P2016/4928/FUL)

In the discussion the following points were made:

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- The Planning Officer advised that since the last meeting on 30 October, there are no additional updates. Meeting was informed that item was deferred as neither the applicant or agent were in attendance to address the objector's concern or questions from members.
- The Planning Officer highlighted a number of typographical errors in the report, that drawing 005 Rev C in condition 10 to be amended to read 005 Rev F. With regards to condition 11, drawing 008 Rev Q be amended to read 008 Rev N and Condition 12, Rev 000 M should be amended to read 000 Rev N and drawing no 0001 Rev 0 should read 0001 Rev Q. In addition meeting was advised that condition 11 will need to be amended so as to be more clear and specify opaque glass
- In response to a question on whether any assurance had been received from British rail on the impact of the frequency of freight trains on the resident's amenity, the planning officer advised that conditions 15 and 16 have been included to mitigate the noise pollution.
- Objector informed the meeting that although he had concerns about the overdevelopment of the site and loss of privacy remains, if the Committee was minded to grant planning permission, the privacy screen should be conditioned.
- In response to privacy concerns, the agent informed the meeting that he had discussed with the objector the option of erecting a planter screen running adjacent to the objector's flat which could be conditioned.
- On the noise pollution concerns as a result of the train frequency, the meeting was informed that condition 15 which will limit travel times between 11.00pm and 7.00am has been recommended to address this issue.
- Members were advised that no objections had been received from the design and conservation officer and that the legal agreement had been finalised with the applicant.
- Members noted that the amendments proposed to the scheme, the amenity of the resident's will be sufficiently protected and agreed that the wording of condition 11 relating to the specific details of the screening be delegated to the Planning Officers in agreement with the Chair.
- Councillor Graham proposed a motion to grant planning permission subject to amending condition, which relates to the screening to protect the privacy of the neighbouring resident. This was seconded by Councillor Nathan and carried.

### **RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, planning permission be granted subject to the conditions (as amended) and informatives set out in Appendix 1 of the officer report and subject to 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

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Demolition of single-storey workshop. Construction of 5 storey plus basement building with B1 accommodation (253 sq metres) at basement and ground floor level and residential use above (5 x 2-bed flats, 1 x 3-bed flat, 1 x 1-bed flat) and associated bin and bicycle storage and associated alterations

(Planning application number: P2017/4485/FUL)

In the discussion the following points were made:

- The Planning Officer reminded members that at the last meeting on 30<sup>th</sup> October, the application was refused planning permission as Committee had concerns about the overall excessive detailed design, height, prominent staircase feature and the adverse impact on the adjoining Grade II listed building, the single aspect nature of 3 flats within the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors of the proposed development and concerns over the accessibility credential and concern of the proposal achieving category 3 accessible housing overall.
- The Planning Officer informed Members that item is before Committee for clarification on the material fallback position for the existing redevelopment of the site and to highlight similarities and differences between the material fallback scheme and the current scheme. The Planning Officer recommended that the only sole reason for refusal especially in light of Member's concerns is the overall excessive design, scale, massing, height and unsympathetic materials of the proposal and its adverse visual impact on the adjoining Grade II Listed buildings.
- Members agreed that the reason as stated in paragraph 8 of the report be noted as the reason for refusal and should read - The proposed development, by reason of its excessive detailed design, scale, bulk, height and massing and use of unsympathetic materials, would form a dominant and discordant feature in the streetscene and causing visual harm to the setting of the adjacent Grade II building. The proposed development is therefore considered to be contrary to CS policies 8 & 9, DM policies 2.1, 2.3, Islington's Urban Design Guidance 2017, London Plan Policies 3.5, 7.4 & 7.6 and the Updated NPPF 2018.
- Councillor Convery proposed a motion to refuse planning permission and agree the reason stated above. This was seconded by Councillor Graham and carried.

### **RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations and objections provided verbally at this meeting, that planning permission be refused for the reason set out above.

The meeting ended at 8.15 pm

**CHAIR**