

**Planning Sub Committee B - 15 July 2014**

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 15 July 2014 at 7.30 pm.

**Present:**           **Councillors:**           Martin Klute (Chair), Tim Nicholls (Vice-Chair), Jenny Kay and Angela Picknell

**Councillor Martin Klute in the Chair**

**9           INTRODUCTIONS (Item A1)**

Councillor Klute welcomed everyone to the meeting. Members of the Sub-Committee and officers introduced themselves. The Chair explained that the Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

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

Councillor Robert Khan.

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

Councillor David Poyser attended as a substitute for Councillor Robert Khan.

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

Councillor David Poyser declared an interest in Item B4, 30-32 Dresden Road, N19 as he had expressed views on the item. Councillor Tim Nicholls declared an interest in Item B9, Pakeman Primary School, as a governor of Pakeman School. Neither took part in any discussions on these items.

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

The order of business would be:- B5, B4, B7, B3, B1, B2, B6, B8 and B9.

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

**RESOLVED:**

That the minutes of the meeting held on the 24 June 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**15          15, 16 AND 17 PLEASANT PLACE, N1 2BZ (Item B1)**

Part single storey, part three storey rear extension to facilitate internal refurbishment and reconfiguration to the existing 7 self-contained flats to provide 9 self-contained flats (2 x 3 bed, 3 x 2 bed and 4 x 1 bed flats). (Planning application number: P2014/0752/FUL).

In the discussion the following points were considered:-

- The extension would be constructed in materials to match existing and was therefore considered to integrate with the original property.
- The depth of the three storey element had been reduced to 3m from a previously refused application.
- Each garden would measure in excess of 30m<sup>2</sup> in line with planning policy.

## Planning Sub Committee B - 15 July 2014

Councillor Kay proposed a motion regarding the approval of materials which was seconded by Councillor Klute. Councillor Nicholls proposed a motion regarding landscaping which was seconded by Councillor Klute.

### **RESOLVED:**

That planning permission be granted subject to the conditions, informatives and Section 106 agreement as detailed in the report and the amendment to condition 3 for windows and materials to be approved prior to commencement and an additional condition regarding approval of landscaping in line with paragraph 10.15 of the report, the wording to be delegated to officers and appended to the minutes.

### **16 168 UPPER STREET, N1 (Item B2)**

Redevelopment of the site to provide a 6 storey plus basement building with retail A1 uses at basement and ground floor level, the creation of 3 self contained residential units (3 x 2 beds), new ground floor shop frontages and associated alterations. (Planning application number: P2014/0189/FUL).

In the discussion the following points were considered:-

- Members raised concerns regarding the colour of the panels that would be used.

Councillor Klute proposed a motion which was seconded by Councillor Kay.

### **RESOLVED:**

That planning permission be granted subject to the conditions, informatives and completion of a unilateral undertaking and subject to the amendment to condition 3 to ensure that materials are approved prior to commencement of works and an informative that materials were to be approved by the Sub-Committee.

### **17 2A- 9 MORAY MEWS, N7 (Item B3)**

Demolition of existing buildings and erection of 8 no. residential units comprising 7 x 2 bedroom houses and 1 x 3 bed house with associated refuse stores, cycle storage and landscaping. (Planning application number: P2014/1522/FUL).

In the discussion the following points were considered:-

- The Sub-Committee noted that the scheme had been modified following a previous refusal. The height had been reduced and the design included intermittent gaps and chamfered corners to prevent a sense of enclosure, loss of light and to accommodate neighbours concerns.

### **RESOLVED:**

That planning permission be granted subject to the conditions, informatives and Section 106 agreement as detailed in Appendix 1 of the report.

### **18 30-32 DRESDEN ROAD, N19 (Item B4)**

Erection of a two storey dwelling to rear of 30 - 32 Dresden Road on existing hard-standing with additional basement. (Planning application number: P2013/4213/FUL).

In the discussion the following points were considered:-

- An enforcement investigation was currently being undertaken regarding the unauthorised pruning of two protected trees on site. It was considered that the

## Planning Sub Committee B - 15 July 2014

pruning had not facilitated the development of the two-storey house. Any future prosecution was not considered to be a material factor for the Sub-Committee.

- Two trees were to be retained and two further trees were to be planted to replace those previously removed. All would be subject to Tree Preservation Orders.
- A scheme of protection had been submitted and was considered sufficient by the Tree Preservation Officer to protect the existing trees through the construction process.
- The proposal would be effectively single storey by virtue of the basement excavation and was not considered to result in an unreasonable level of visual bulk.

### **RESOLVED:**

That planning permission be granted subject to conditions, informatives and the signing of an Unilateral Undertaking as set out in Appendix 1 of the report.

19

### **9 DALLINGTON STREET, EC1 (Item B5)**

Erection of a fourth floor rear extension and fifth floor roof extension to provide an increase in office floorspace (Use class B1) along with 3 x residential flats (Use class C3) (2x2bed and 1x3 bed units) together with associated works and external alterations, provision of private amenity space, landscaping and installation of 10x no.condenser units within a screened enclosure at roof level. Internal alterations at the ground floor level to create new residential entrance and insertion of two new roof lights at the rear. (Planning application number: P2014/1604/FUL)

The Sub-Committee noted that all reference to the Area Team Leader in the recommendation would be deleted.

In the discussion the following points were considered:-

- The Sub-Committee considered that the issue of the overlooking had been dealt with by the applicant;
- The Conservation Area Design Guide stated that buildings should be limited to 18 metres in height. The Sub-Committee were concerned that the proposed development would measure 19 metres in height;
- That the daylight/sunlight report was based on an assumption that the classrooms to the school had dual aspect. On a site visit, members noted that classrooms were commonly divided by bookshelves and room dividers and would gain light from windows on one side of the room only.
- The daylight/sunlight engineer reported that if classrooms were partitioned the report would have been modelled differently.

Councillor Klute proposed a motion which was seconded by Councillor Kay.

### **RESOLVED:**

That planning permission be refused for the reasons of the height of the development and loss of light to the school. Wording to be delegated to officers and appended to the minutes.

20

### **AMBLER PRIMARY SCHOOL, 80 BLACKSTOCK ROAD, N4 (Item B6)**

Erection of a single storey (standalone) building adjacent to the Blackstock Road frontage to provide a dedicated building to accommodate the breakfast and after schools clubs, enabling the additional first form entry class to be located adjacent to the existing within the main building; insertion of new entrance door within the existing front boundary wall. (Planning application number: P2014/2012/FUL).

## Planning Sub Committee B - 15 July 2014

In the discussion the following points were considered:-

- The additional space was required as soon as possible to accommodate demand for additional school places.
- There would be a new pedestrian access from Blackstock Road to allow direct access. There was concern that this could allow direct access for school children onto the main road.

Councillor Kay proposed a motion which was seconded by Councillor Klute.

### **RESOLVED:**

That planning permission be granted subject to the conditions and informatives in the report and an additional informative to allow the addition of safety railings outside the entrance.

21

### **GRAFTON JUNIOR SCHOOL, 9 EBURNE ROAD, N7 (Item B7)**

Erection of a single storey structure for use as a classroom. (Planning application number: P2014/1243/FUL).

In the discussion the following points were considered:-

- Permission had expired for two temporary portacabins previously on site. One portacabin had recently been removed. The remaining portacabin was in disrepair and was not sufficiently sized.
- The proposed portacabin was to house a bulge class for one year group.
- The bulge class had commenced September 2013 and had a further 6 years at the school. The applicant therefore requested that the temporary permission be for six years.
- There was concern that the school had used temporary accommodation for over 12 years and it was considered that a more permanent solution should be pursued.
- Unauthorised car parking on the site encroached on the existing playspace and this could be rectified by condition.

Councillor Nicholls proposed a motion which was seconded by Councillor Poyser regarding the length of time for the grant of approval.

Councillor Klute proposed a motion regarding the car parking which was seconded by Councillor Kay.

### **RESOLVED:**

That planning permission be granted subject to the conditions and informatives in the report and amendments to conditions 3 and 4 and an additional informative, the wording to be delegated to officers and appended to the minutes.

22

### **MONTEM PRIMARY SCHOOL, N7 (Item B8)**

The removal of the existing single storey canopy to the rear of the playground and the construction of a single storey extension to provide a dedicated Two-Year-Old Facility for pre nursery infants. (Planning application number: P2014/1604/FUL).

### **RESOLVED:**

That planning permission and listed building consent be granted subject to the conditions and informatives detailed in the report.

- 23** **PAKEMAN PRIMARY SCHOOL, HORNSEY ROAD, N7 (Item B9)**  
The removal of the existing single storey canopy, adjacent to the Hornsey Road frontage, and the construction of a single storey extension with roof lights to provide a dedicated Two-Year-Old Facility for pre nursery infants. (Planning application number: P2014/1863/FUL).

**RESOLVED:**

That planning permission be granted subject to the conditions and informatives detailed in the report.

The meeting ended at 10.45 pm

**CHAIR**

**WORDING DELEGATED TO OFFICERS**

**MINUTE 15**

**15, 16 AND 17 PLEASANT PLACE, N1 2BZ (Item B1)**

Amended condition 3.

CONDITION: Prior to the commencement of development, details/samples of the facing materials (including the facing brickwork and windows) of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained as such thereafter.

REASON: To ensure that the appearance of the building is acceptable

Additional condition.

CONDITION: A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The landscaping scheme shall include the following details:

- a) the proposed hard and soft landscaping to the rear of the site.
- b) the location of any trees
- c) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges; and
- d) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided.

**MINUTE 16**

**168 UPPER STREET, N1 (Item B2)**

Revised condition 3.

CONDITION: Details and samples of all facing materials and detailed drawings of all elevations shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. These shall include:

- a) detailed elevation drawings at scale appropriate to show the precise profile and configuration of the moulded terracotta cladding panels and style of joint between panels
- b) sample panel of a minimum of two moulded terracotta cladding panels showing colour and texture and style of joint between panels
- c) details (including sections and reveals) and sample of window frames showing colour and texture
- d) details and sample of roofing materials
- e) details and elevations of the shopfronts and samples showing colour and texture
- f) any other materials to be used

The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

## Planning Sub Committee B - 15 July 2014

REASON: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

Additional informative.

Your intention is drawn to the fact that any future submission of details for approval in relation to Condition 3 (facing materials) will need to be considered by Planning Sub Committee B if recommended favourably.

### **MINUTE 19**

#### **9 DALLINGTON STREET, EC1 (Item B5)**

Reason for refusal.

The proposed development, by reason of the additional height in close proximity to the site boundary, would result in a detrimental material impact on the amenity of the neighbouring Dallington School by virtue of an unacceptable loss of daylight. As such the proposal would be contrary to policy DM2.1 of the Development Management Policies June 2013 together with the guidance within the Hat and Feathers Conservation Area Guidelines.

### **MINUTE 20**

#### **AMBLER PRIMARY SCHOOL, 80 BLACKSTOCK ROAD, N4 (Item B6)**

Additional informative.

The applicant is advised to discuss with the Highways Department prior to the commencement of works the installation of safety railings on the pavement in front of the proposed entrance.

### **MINUTE 21**

#### **GRAFTON JUNIOR SCHOOL, 9 EBURNE ROAD, N7 (Item B7)**

Revised condition 3.

CONDITION: The hereby approved single storey structure is granted only for a limited period until 04 August 2017, on or before that date the structure and all its associated/ ancillary goods shall be dismantled and removed from the site and the land shall be reinstated to the condition as evident prior to the erection of the temporary building hereby approved or another condition as agreed in writing by the Local Planning Authority.

REASON: The temporary building is such that the Local Planning Authority is only prepared to grant permission for a limited period.

Revised condition 4.

CONDITION: Notwithstanding the approved drawings, details of new fencing which would separate the classroom from the rest of the playground and car park shall be submitted within three months of the permission and approved in writing by the Local Planning Authority. Details of which shall be fully implemented and maintained as such for the lifetime of the temporary classroom.

REASON: To ensure the safety and amenity of children.

Additional informative.

INFORMATIVE: The applicant is advised that they should actively develop a strategy for a more permanent solution to the future provision of classroom space and this should be submitted with any new planning application for the renewal of this permission.