

Planning Sub Committee A - 3 September 2019

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 3 September 2019 at 7.30 pm.

Present: **Councillors:** Picknell (Chair), Clarke and Mackmurdie

Councillor Angela Picknell in the Chair

73 INTRODUCTIONS (Item A1)

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

74 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillors Convery and Graham.

75 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Gill substituted for Councillor Convery.

76 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

77 ORDER OF BUSINESS (Item A5)

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

78 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 18 June 2019 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

79 89 CROUCH HILL LONDON, N8 9EG (Item B1)

Change of use of a hotel (Use Class C1) with accommodation for 12 bedrooms into 5 no. self-contained residential units (Use Class C3); with associated external works consisting of erection of a replacement larger two storey rear extension and a replacement larger two-storey side extension in place of an existing single storey side conservatory; creation of a new window opening to the existing front dormer; erection of a new rear dormer and replacement dormer and insertion of 1 no. new replacement rooflight to rear roof slope; creation of a refuse and cycle store within the existing garage, creation of terraces at ground, first and roof level with associated metal railings (balustrades); landscaping works; basement excavation and creation of front and rear lightwells.

(Planning application number: P2018/3775/FUL)

In the discussion the following points were made:

- The Planning Officer advised that no updates had been received since agenda was published, reminding members that if members are minded to grant permission, condition 6 which relates to screening to roof terraces and 9 which relates to construction monitoring would need to be amended to ensure it is very specific and robust.
- The Planning Officer informed the meeting that the proposal to change the hotel use to self-contained residential use is considered acceptable in land use terms. Members were reminded that there is no policy protection of a hotel especially if the application site is located in an area with a high level of residential accommodation .
- Members were reminded that the proposal is in line with Paragraph 49 of the NPPF which states that housing applications should be considered in the context of the presumption in favour of sustainable development unless there are strong economic reasons why such development would be inappropriate. The scheme would be delivering 5 residential units which would contribute towards the borough housing targets.
- In response to the question about the affordable housing contribution of £83,411 being offered by the applicant, members were advised that a financial viability assessment had been provided with the application which has been independently verified by the Council's Viability Officer. Members were informed by the Planning Officer that factors such as high build cost due to the extensive basement works, the land value in this area of the borough and the sales value all contribute to the reduced affordable contribution.
- On the question about monitoring the carbon emission commitment as stipulated in condition 10, the meeting was advised that this is a compliance issue which will be the responsibility of the Council's Energy Team and not a planning issue.
- Members agreed that conditions 6 and 9 be reworded to be specific in terms of the screening of the roof terrace and the structural engineers' report respectively. Members agreed that the wording of the two conditions be delegated to the Planning Officer and the Chair.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations, planning permission be granted subject to the conditions set out in Appendix 1 of the officer report and the amended condition noted above 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.

CONDITION: The opaque glazed side elevation visual screen(s) to rear first floor roof terraces shown on the approved drawings numbered 1641-P02-02 Rev P4 & 1642-P03-01 Rev P3 approved shall be installed prior to the first occupation of the development and shall be maintained as such thereafter into perpetuity.

REASON: To prevent undue overlooking (oblique, backwards or otherwise) of neighbouring habitable room windows.

Revised and reworded Condition 9:

CONDITION: The Structural Engineers Report (Ref: AMA_REP_01 Rev. 01) dated June 2018 as set out will be overseen by the relevant and suitably qualified persons, shall be retained (or a replacement person holding equivalent qualifications shall be appointed and retained) for the duration of the development to monitor the safety of the construction stages and to ensure that the long term structural stability of the existing buildings and other nearby buildings are safeguarded, in line with the supporting Structural Method Statement.

At no time shall any construction work take place unless a qualified engineer is appointed and retained in accordance with this condition.

REASON: To ensure that the construction work carried out is in accordance to the submitted Structural Method Statement for the duration of the construction and maintain compliance with the Islington Basement Development SPD (2016).

officer report.

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92 & 94 GIFFORD STREET, LONDON, N1 0DF (Item B2)

Erection of mansard roof extensions with dormers above the existing butterfly roofs at nos. 92 and 94, and associated raising of party walls and chimney stacks. Reinstatement of timber sash window to rear second floor level elevation and rear ground floor fenestration changes at no. 94 and associated alterations.

(Planning application number: P2019/1996/FUL)

In the discussion the following points were made:

- The Planning Officer advised the meeting that item is before Committee as the applicant is a ward councillor. Members were advised that no objections had been received.
- The Planning Officer advised that although the mansard roof extension is visible from the street level, it is not significantly prominent given both the minimal height of the extensions above the parapet, and the setbacks proposed.
- In terms of design, the meeting was advised that the extension is in line with the principles set out within the Urban Design Guide.

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 set out in Appendix 1.

81 **CATHOLIC CHURCH OF THE SACRED HEART OF JESUS, 64 EDEN GROVE LONDON, N7 8EN (Item B3)**

Construction of a tower over the existing listed church and associated alterations. (Planning application number: P2018/1453/FUL)

In the discussion the following points were made:

- The Planning Officer informed the meeting that the application seeks to complete the tower in line with the architect's original design which was never constructed because the Parish had run out of funds and that the construction of the tower is considered to represent a heritage benefit which enhances the significance of the Grade II listed building and the St Magdalene Conservation Area.
- With regards the impact of the proposal on the amenity of surrounding residential properties, the meeting was advised that a revised sunlight/daylight and overshadowing report had been submitted after agenda was published which indicates a limited and minimal loss of daylight/sunlight and overshadowing to the habitable room windows and outside amenity spaces adjoining and facing onto the application site.
- Members were advised that although the proposed extension to the tower taking the total height of the building to 31 metres is defined as tall building' within the definition of the Islington's local plan and visible from several locations within the conservation area, it is considered to make a unique and positive contribution to the townscape.
- In response to concerns about the design of the tower, the planning officer advised that the council's design and heritage team had been consulted and no objections had been received.
- A neighbouring resident indicated that although she welcomed the proposal in principle she had concerns about overlooking from the tower into one of the bedrooms in her house and wanted some assurance on being notified if and when the church carries out maintenance work. In addition, the objector enquired if a mesh could be erected in and around the opening to distract pigeons and prevent droppings.
- In response to concerns about overlooking, the applicant advised that although maintenance of the tower would possibly be only once a year, the church will continue working with the neighbouring resident if any planned maintenance is to be carried out.
- On the question of addressing the nuisance as a result of pigeon droppings, the meeting was advised that the design and consultation team have

objected to any form of mesh being put in place to prevent pigeon nuisance or droppings and that any external mechanism would require planning permission.

- In response to a question on whether in the future the church could install a bell in the tower, the Planning Officer advised that the committee could include a condition with the permission to prevent the applicant installing a bell.
- Members agreed that the exact wording to the condition restricting the installation of a ringing bell in the tower be delegated to planning officer and the Chair.

Councillor Clarke proposed a motion to include a new condition restricting the installation of a bell in tower. This was seconded by Councillor Gill 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 set out in Appendix 1 of the officer report, an additional condition restricting a bell in the tower and no objection or direction being received from the Greater London Authority (GLA) raising new issues not considered in the report.

CONDITION: Notwithstanding the hereby approved plans, no development shall commence on site until details of proposed measures to control the roosting of pigeons in the tower is submitted to and approved in writing by the Local Planning Authority.

The pigeon-proofing measures shall be installed within one week of completion of the tower and shall be retained as such thereafter into perpetuity.

REASON: To protect the amenity of neighbouring occupiers.

CONDITION: Notwithstanding the hereby approved plans, no planning permission is granted for any installation of any form of bell within the hereby approved development.

REASON: To protect the amenity of neighbouring occupiers in terms of noise and disturbances emanating from the application site.

**82 IDT HOUSE, 44 FEATHERSTONE STREET, ISLINGTON, LONDON EC1Y 8RN
(Item B4)**

Single-storey extension at sixth floor level and partial infill of lightwell to the rear of the existing building and internal and external refurbishments to provide additional B1 floorspace and new facade appearance and associated cycle parking.
(Planning application number: P2019/0183/FUL)

In the discussion the following points were made:

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- The Planning Officer informed members of a typographical error on page 124 of the report, that conditions 8 and 9 should be corrected as each condition is erroneously cross referenced to condition 4 instead of 5.
- Members were advised that in terms of its design it has been assessed over its quality, effect on the neighbouring conservation area and Grade I registered heritage asset and concluded that the design is of a sufficiently high quality to be permissible and represents a significant improvement over the existing situation.
- Members were advised that concerns about the scheme on neighbouring amenity are deemed to be acceptable after amendments to the massing of the previous scheme and the development is fully compliant with BRE guidance in terms of sunlight.
- The Planning officer informed the meeting that an adequate service arrangement has been agreed and the building incorporates sufficient inclusive design measures.
- In response to concerns that the black colour of the façade chosen for the scheme is not in keeping with the other buildings on the street, the Planning officer acknowledged that the advice had been sought from the council design team and no objections were received.
- With regards to Members concern that the resulting appearance and construction of the development is of high standard, it was suggested that condition 3 be reworded. The rewording of condition 3 to be delegated to planning officer and the Chair

Councillor Clarke proposed a motion to amend condition 3 as noted above. This was seconded by Councillor Gill and carried.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations, planning permission be granted subject to the conditions set out in Appendix 1 and conditional upon 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.

Revised CONDITION 03: Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:

- a) final detailed drawings, samples, including colour, texture for the hereby approved front elevations alterations.**
- b) window treatment (including sections and reveals);**
- c) roofing materials;**

- d) balustrading treatment (including sections);
- e) Any other materials to be used.

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

The meeting ended at 8.45 pm

CHAIR