

London Borough of Islington

Planning Sub Committee B - 21 May 2020

Minutes of the virtual meeting of the Planning B Sub-Committee held on 21 May 2020 at 7.30 pm.

Present: **Councillors:** Kay (Chair), Klute, Poyser and Woolf

Councillor Jenny Kay in the Chair

17 INTRODUCTIONS (Item A1)

Councillor Kay welcomed everyone to the meeting. Members of the Committee and officers introduced themselves and the Chair outlined the procedures for the virtual meeting

18 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Spall

19 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members

20 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest

21 ORDER OF BUSINESS (Item A5)

The Chair stated that the order of business would be as per the agenda

22 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 6th April 2020 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

23 GARAGES ADJACENT TO 29 MERSEY ESTATE, RINGCROFT STREET, ISLINGTON, LONDON, N7 8ND (Item B1)

The proposed demolition of disused single storey garages and their replacement with 3No. three bed terraced houses, with associated private amenity space. The proposals also include the construction of a bicycle shelter and the replacement of a brick wall at the end of Ringcroft Street with new boundary treatment.

(Planning application number: P2018/4056/FUL)

In the discussion the following points were made:

- The Planning Officer informed the meeting that proposal before Committee is a council owned development considered by Committee in May 2019 and deferred due to concerns with elevation and plans, amenity concerns as a result of the use of roof terrace.
- The Planning Officer informed members that plan numbers in condition 2 to be amended to read as follows –
Existing Drawings: RS/00; RS/01; RS/02; RS/03; RS/04
Proposed Drawings: RS/05 Rev1; RS/06 Rev1; RS/07 Rev 1; RS/08 Rev 1; RS/09 Rev 1; RS/10 Rev 1; RS/11 Rev 1; RS/12 Rev 1; RS/13 Rev 1; RS/14 Rev 1; RS/15 Rev 1; RS/17;Rev; RS/18 Rev 1; RS/19 Rev 1; RS/20 Rev 1; RS/21 Rev 1; RS/22 RS/23,RS/24, RS/25 Revised Landscaping Plan RS/16 Rev 1
Swept Path Analysis Drawing No 18152.OS.105.01 rev 1
Planning Statement dated April 2020 by Islington Architects;
Design & Access Statement Rev 1 by Islington Architects;
Revised Daylight & Sunlight Assessment – Updated March 2019 by Avison Young
Heritage Statement Rev 1 dated April 2020
Site Investigation Report dated June 2018;
Sustainable Design & Construction rev P04 dated April 2020;
- The Planning Officer updated the Committee about changes to condition 2, to be amended to now read bat or bird boxes.
- In response to concern raised about the materiality of the highway at the last committee, the Planning Officer reassured the Committee that the highway materials would be in keeping with the remainder of the street, which is to be secured by the Directors Level Agreement. A suggestion to an include an informative to ensure that the materials used on the highway pavement is similar and not different was agreed.
- In response to concerns about the use of the roof terrace, the Planning Officer informed the Committee of condition 13 restricts the use of the roof terrace only for the purpose of maintenance and that the access to the roof terrace was a window and not a door. Members were advised that any breaches to the conditions which restricts the use of the roof terrace will result in enforcement action be taken.
- In response to members request at the earlier meeting for the agent to consider the provision of balconies, the agent informed the meeting that all options had been thoroughly considered and it was felt that issues of overlooking and height would arise, so was not considered feasible.
- The Planning Officer also noted that a landscaping scheme is part of the proposal and is considered acceptable. In addition
- Members welcomed the revised scheme, acknowledging that the scheme will provide housing which was of high quality design which is considered to enhance the character and appearance of the St Magdalene Conservation Area.
- Members agreed that the proposal is considered acceptable and in accordance with Development Plan policies subject to relevant planning.

Councillor Kay proposed a motion to grant planning permission subject to an additional informative about the highway material noted above and amendments to conditions outlined above. This was seconded by Councillor Poyser and carried unanimously

RESOLVED:

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

24

**HAYWARD ADVENTURE PLAYGROUND, MARKET ROAD, LONDON, N7 9PL
(Item B2)**

Refurbishment and extension of adventure playground facility and associated landscaping.

(Planning application number: P2019/3723/FUL)

In the discussion the following points were made:

- The Planning Officer informed the Committee that condition 7 be amended, that the word 'or' be removed and replaced with the word 'and' such that it now reads bird and bats.
- The meeting was informed that lengthy discussions had taken place with Children's Services, who welcome the scheme as excellent one. In addition discussions with the applicant to ensure that the existing building is retained and the facilities enhanced.
- In response to a question about the S106 funding agreement, the meeting was advised that discussions had taken place with the developer and the Council would also be making a contribution to the scheme to ensure the long term viability of the facility.
- It was noted that whilst there was a loss of external playspace this was compensated by the provision of additional internal playspace.

Councillor Kay proposed a motion to approve the recommendations. This was seconded by Councillor Poyser and carried unanimously

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, the

amendment made above, and informatics 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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**UNIT 1, FONTHILL HOUSE, 113-115 FONTHILL ROAD ISLINGTON, N4 3HA
(Item B3)**

Full Planning Application-Alterations to existing shop front and associated fascia, and installation of internal security shutter; creation of replacement access ramp at ground floor rear; new automatic gate to front; and erection of timber fencing at rear.

Advertisement Consent-Display of 1no. internally illuminated fascia sign with integrated LED matrix panel, 1no. internally illuminated projecting sign, 1no. illuminated signboard at rear, and associated vinyl graphics.

(Planning application number: P2020/0217/FUL and P2020/0224/ADV)

Members were informed that although the report before committee is listed as one item on the agenda, the two issues specified above and the recommendations are to be considered and voted on separately.

In the discussion the following points were made:

- The Planning Officer informed the meeting that the item before committee is a council own proposal. The building is of little architectural merit and is not listed, nor is it located within a conservation area
- Members were advised that considering the proposed alterations to the glazed shopfront are minor in nature and includes the installation of an internal ramp and new glazed doors and handles, it would not cause harm to the character or appearance of the host building or to the wider streetscene.
- With regard to the advertisement consent, meeting was informed that condition 3 has been recommended so as to ensure that the LED display is static, not animated or flashing with a maximum illuminance level of 250 cd/m².
- On the impact of the display on the street scene, the Planning Officer indicated that the hanging sign will be modest in scale and projection so will not cause harm to the character or appearance of the host building or to the wider Fonthill Road streetscene.
- A Member welcomed the provision of more affordable workspace in the area.
- On the issue of public safety, the meeting was advised that the proposed projecting hanging sign would sit approximately 2.3metres above the pavement level below and would therefore not cause harm to pedestrian safety. In addition meeting was informed that as the illuminance level of the signs and LED matrix display is limited, officers are of the view that the proposal would not cause undue harm to road safety.

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- Members were informed that the scheme had been quality checked and is supported by the GLA and that it provides an opportunity for the community and businesses to exhibit their work to the community. The applicant congratulated the Council on their positive involvement in the scheme.

Councillor Kay proposed a motion to approve the recommendations in relation to the full planning application. This was seconded by Councillor Klute and carried unanimously

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 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.

That the Committee grant advertising consent, subject to the conditions set out in Appendix 1 of the report

The meeting ended at 8.25 p.m.

CHAIR