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London Borough of Islington

Planning Sub Committee A - 7 September 2020

Minutes of the virtual meeting of the Planning Sub Committee A held on 7 September 2020 at 7.30 pm.

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

Councillor Angela Picknell in the Chair

126 **INTRODUCTIONS (Item A1)**

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

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

There were no apologies for absence.

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

There were no declarations of substitute members.

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

Councillor Graham declared that he would not take part in the consideration of Item B3 as he lived in Braithwaite House and would be speaking against the scheme.

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

The order of business would be B2, B1, B3, B4, B5 and B6.

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

RESOLVED:

That the minutes of the meeting held on 16 June 2020 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

132 **9-11 NORTHBURGH STREET, ISLINGTON, LONDON, EC1V 0AH (Item B1)**

Erection of a fifth floor infill extension to link a separately proposed roof extension [P2020/1515/FUL] and adjoining roof extension at No 50-56 Great Sutton Street.

(Planning Application Number: P2020/1542/FUL)

The Sub-committee sought legal advice on whether the consideration of this item should be deferred as it was linked to Agenda Item B2 which had been deferred.

The legal officer advised that this would depend upon whether members were of the view that the same concerns would apply and whether planning officers had any additional points for consideration. The planning officer stated that the agenda items were intrinsically linked and there were no additional points for consideration.

Councillor Picknell proposed that the consideration of the application be deferred to enable the applicant to better prepare for the meeting, to liaise with residents to address existing light pollution concerns as well as light pollution concerns about the proposed scheme and to enable a site visit to take place.

These proposals were seconded by Councillor Graham and carried.

RESOLVED:

That consideration of this planning application be deferred for the reasons set out above.

133

9-11 NORTHBURGH STREET, ISLINGTON, LONDON, EC1V 0AH (Item B2)

Erection of single-storey roof extension to provide 350sqm of additional office floorspace; alterations to elevations to include re-cladding; window replacement; removal of vehicle access and new ground floor shopfront; installation of mechanical plant at lower ground and fifth floor level; and the removal and replacement of the existing ramp together and associated alterations to building.

(Planning Application Number: P2020/1515/FUL)

In the discussion the following points were made:

- The planning officer reported that there was an identical extant planning permission due to expire in September 2020 but due to COVID-19 legislation, this had been extended to April 2021. This application was submitted prior to the extension. The proposal was to be assessed against current policy and if granted, planning permission would be for three years from the date permission was granted.
- Members of the sub-committee were concerned that the applicant had not addressed residents' concerns about light pollution.
- The planning officer advised members that light pollution was a material planning consideration and members could condition it if they were minded to. It would only be possible to condition the extension and enforcement action could be taken if the condition was not met.
- Concern was raised that the applicant had not dealt with existing light pollution concerns.
- Concern was raised about the lack of informed, definitive answers by the applicant's representative.
- Concern was raised that the extant permission had not been implemented.

Councillor Graham proposed that the consideration of the application be deferred to enable the applicant to better prepare for the meeting and to liaise with residents about light pollution concerns.

Councillor Picknell proposed that the application also be deferred to enable a site visit to take place and to enable the applicant to address the existing light pollution issues.

These proposals were seconded by Councillor Convery and carried.

RESOLVED:

That consideration of the planning application be deferred for the reasons set out above.

**134 BRAITHWAITE HOUSE, BUNHILL ROW, ISLINGTON, LONDON, EC1Y 8NE
(Item B3)**

The installation of 65 number antennas pole mounted on 13 no. free standing support frames upon the roof of the building, the installation of 2 no. equipment cabinets within an existing plant room and development ancillary thereto.

RECONSULTATION: Amended Statement provided detailing of the type of technology and communication equipment proposed, confirming that the equipment will not be used to deliver 5G services and confirming the safety of the proposed equipment]

(Planning Application Number: P2018/4275/FUL)

Councillor Graham who had declared an interest in this item would not take place in the consideration of this item.

In the discussion the following points were made:

- The planning officer reported that the public health comments in paragraph 8.7 of the officer report mainly related to 5G telecoms and this was not an application for 5G telecoms.
- The consideration of the application had previously been deferred to seek comments from the Housing Department. The Housing Department had since confirmed they were not objecting to the proposal.
- The planning officer confirmed that the height of the poles would be 3.1m above the existing roofing level and there was currently no telecoms equipment on the roof; the only equipment on the roof was satellite dishes and a handrail.
- The applicant confirmed that the equipment would be located around the edge of the roof so it would not impact on the use of the roof as a fire escape.
- Members raised concern that the equipment could be used for 4G or 5G if broadband technology was upgraded. The applicant advised that this equipment could not be used for 4G or 5G.
- A member asked whether the money generated from the scheme could be ring-fenced for Braithwaite House. A housing officer advised that this would be difficult, the amount of money was relatively small and the money from all similar schemes would go back into housing.

Councillor Picknell proposed an additional condition that the equipment could not be used for 4G or 5G in the future, the wording of which was delegated to officers in consultation with the chair. This was seconded by Councillor Clarke and carried.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report and subject to the additional condition outlined above, the wording of which was delegated to officers in consultation with the chair.

135

MICHAEL CLIFFE HOUSE, SKINNER STREET, LONDON, EC1R 0WW (Item B4)

The installation of 86 antennas pole mounted on 10 no. free-standing support frames upon the roof of the building, as well as one equipment cabinet in association with the provision of mobile phone services.

RECONSULTATION Amended Statement providing details of the type of technology and communication equipment proposed, confirming that the equipment will not be used to deliver 5G services and confirming the safety of the proposed equipment.

(Planning Application Number: P2018/4282/FUL)

In the discussion the following points were made:

- The planning officer reported that there had been a petition with 197 signatures and since the report was written, two further letters of objections had been received.
- The planning officer stated that the public health comments in paragraph 8.5 mainly related to 5G telecoms and this application was not for 5G telecoms.
- A member raised concern about social housing being used for this type of equipment. The planning officer advised that many private buildings also had this type of equipment on them but often did not require planning permission. Tall buildings were sought.
- In response to concerns about the roof structure not being sufficient to take the equipment, the planning officer advised that this was not a planning consideration. The applicant's representative stated that the applicant was satisfied the roof was suitable.
- In response to concern about damage caused to the roof by people walking on it, the applicant stated that once the equipment had been installed, the only people walking on it would be those maintaining the equipment. The housing officer stated that the Housing department had not objected to the proposal and was confident that there would be no long term damage to the roof.
- A member asked whether a copy of the structural survey could be sent to residents. The planning officer advised that this would not be a reasonable requirement of planning.
- A member stated that under the National Planning Policy Framework, planning authorities were required to enable broadband equipment and this building was not in a conservation area.

Councillor Graham proposed a condition that the equipment could not be used for 4G or 5G in the future, the wording of which was delegated to officers in consultation with the chair. This was seconded by Councillor Picknell and carried.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report and the additional condition as outlined above, the wording of which was delegated to officers in consultation with the chair.

136 NEW RIVER GREEN CHILDREN'S CENTRE, 23 RAMSEY WALK, ISLINGTON, LONDON, N1 2SX (Item B5)

Erection of a ground floor side extension to Block A (North East elevation) with associated access ramp.

(Planning Application Number: P2020/1178/FUL)

In the discussion the following point was made:

- The applicant stated that planning permission was being sought as there had been an increase in the number of children using the centre and a larger staffroom and office was required. The location of the extension away from the boundary would not create amenity issues for the adjoining neighbours.

RESOLVED:

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

137 SALCOT, 25-29 TOLLINGTON PARK, LONDON, N4 3RE (Item B6)

Erection of a two storey building for 3 no. self-contained residential units (1 x no. 3 bedroom and 2 no. 2 bedroom), new refuse/cycle storage and associated works (following demolition of existing 16 no. single storey garages).

(Planning Application Number: P2019/3405/FUL)

In the discussion the following points were made:

- In response to members' questions, the planning officer advised that the land was privately owned, the proposal was not for social housing and there would be a loss of 22sqm of grass for the bin store but a gain of 180sqm landscaped grass and there would also be green roofs.
- The proposal would provide housing on land that was occupied by redundant garages, it was largely policy compliant and did not create amenity issues for the adjoining neighbours.
- A member stated that there would be no noticeable loss of daylight or sunlight and they considered that the design and quality of accommodation was good.

RESOLVED:

That planning permission be granted subject to the conditions set out in Appendix 1 of the officer report A and subject to the prior completion of a Deed of Planning

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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.

The meeting ended at 9.45 pm

CHAIR

WORDING DELEGATED TO OFFICERS

MINUTE 134

BRAITHWAITE HOUSE, BUNHILL ROW, ISLINGTON, LONDON, EC1Y 8NE

Agreed additional condition wording with Chair:

CONDITION: Notwithstanding the hereby approved plans including any provisions laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no permission is granted for the installation of any 4G & 5G telecoms apparatus and related equipment on the main roof of Braithwaite House. No 4G and /or 5G telecoms apparatus and related equipment shall be carried out or constructed without express planning permission.

REASON: In order to safeguard the visual amenity of the host building and surrounding area.

MINUTE 135

MICHAEL CLIFFE HOUSE, SKINNER STREET, LONDON, EC1R 0WW

Agreed additional condition wording with Chair:

CONDITION: Notwithstanding the hereby approved plans including any provisions laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no permission is granted for the installation of any 4G & 5G telecoms apparatus and related equipment on the main roof of Michael Cliffe House. No 4G and /or 5G telecoms apparatus and related equipment shall be carried out or constructed without express planning permission.

REASON: In order to safeguard the visual amenity of the host building and surrounding area.

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