

**Planning Sub Committee B - 8 December 2020**

Minutes of the meeting of the Planning Sub Committee B held via Zoom on 8 December 2020 at 7.30 pm.

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

**Councillor Jenny Kay in the Chair**

**40      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 meeting.

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

Apologies were received from Councillor Khondoker. Apologies were also received from Councillor Hyde, a ward councillor.

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

None.

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

Councillor Klute declared an interest in Items B1 and B2. He would not take part in the consideration of these items.

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

The order of business would be as per the agenda.

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

**RESOLVED:**

That the minutes of the meeting held on 14 July 2020 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**46      16-33 RHEIDOL MEWS, ISLINGTON, LONDON, N1 8NU (Item B1)**

Partial demolition of No's 16 - 18, 21, 22, and 29-31 and replacement with new buildings; Refurbishment of the remaining buildings within Rheidol Mews including installation of replacement windows/doors and demolition of external staircases and the change of use from a mix of previous uses to Class C3 Residential with the creation of 2 flats and 7 houses.

(Planning Application Number: P2020/1731/FUL)

Councillor Klute, who had declared an interest in this item, did not take part in the consideration of this application.

In the discussion the following points were made:

- Concerns were raised about the daylight/sunlight test, whether this had been published and had taken into account some of the flats being mislabelled as houses. The planning officer stated that the daylight/sunlight test results were published as part of the submission and the windows would have been assessed in the same way whether they were labelled as flats or houses.
- A member queried the nature of marketing and why, if sufficient, it had not been evidenced. The applicant advised that the marketing did not comply with Islington's requirements. The applicant had bought the site in 2018 and although the offices had been marketed, it had not been for two years.

**RESOLVED:**

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

**47 16-33 RHEIDOL MEWS, ISLINGTON, LONDON, N1 8NU (Item B2)**

Partial demolition of No's 16 - 18, 21, 22, and 29-31 and replacement with new buildings; refurbishment of the remaining buildings within Rheidol Mews including installation of replacement windows/doors and demolition of external staircases.

(Planning application number: P2019/1262/FUL)

Councillor Klute, who had declared an interest in this item, did not take part in the consideration of this application.

In the discussion the following main points were made:

- Concerns were raised about the daylight/sunlight test and that BRE guidelines had been breached. The planning officer stated that the BRE guidelines were just guidelines and one window breaching them was not enough to recommend refusal in this case.
- Concerns were raised about a wall for which the planning officer had requested a structural survey. This was listed in the approved plans and drawings list and planning permission was subject to the wall being retained. The applicant confirmed that a structural survey had taken place and the design included the retention of the walls.
- The application was broadly policy compliant.
- The chair asked the applicant to be a better neighbour.

Councillor Woolf proposed that a condition be added to retain the wall. This was seconded by Councillor Chowdhury 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 outlined above, the wording of which was delegated to officers.

**48**      **634-638 HOLLOWAY ROAD, ISLINGTON, LONDON, N19 3NU (Item B3)**

Demolition of the existing buildings and erection of a part four storey part five storey building, comprising 7 residential units (1 x 1-bed, 5 x 2-beds & 1 x 3-bed) on the upper floors and commercial office floorspace (Class B1a) at ground floor level as well as refuse and cycle storage. (Reconsultation due to amended design and description).

(Planning Application Number: P2019/3143/FUL)

In the discussion the following main points were made:

- The planning officer advised that an additional objection had been received.
- A member queried the £2,000 accessible parking contribution. The planning officer stated that one accessible parking space was required per 33 employees. This bay could not be provided on site and so the standard accessible parking contribution was required.
- A member commented that the overall massing, accommodation and the inclusion of a business unit was acceptable for the location. However he had concerns about the concrete frame design and considered that solid brickwork would be more appropriate.

Councillor Klute proposed a motion to refuse planning permission on design grounds. This was seconded by Councillor Chowdhury and carried.

**RESOLVED:**

That planning permission be refused on design grounds, the wording of which was delegated to officers.

**49**      **MOORE COURT, ANDERSON SQUARE, LONDON, N1 2TF (Item B4)**

The construction of two new residential units on the existing flat roof of Moore Court, forming a 4th storey, as well as an additional refuse store and associated cycle parking.

Re-consultation due to: amended design and new description.

(Planning Application Number: P2019/0031/FUL)

In the discussion the following main points were made:

- The planning officer stated that an additional objection had been received. The points raised had been addressed in the officer's report.
- A member raised concern that application was not supported by the inclusive design officer. The planning officer replied that accessibility for wheelchair users could not be created within the constraints of the site.
- The bin store design was considered. The final design would have to be submitted to the local planning authority.

- Concerns were raised about the lack of engagement with neighbours including the neighbouring nursery.
- The planning officer confirmed that the Local Planning Authority had carried out consultation in accordance with statutory requirements.
- The planning officer stated that there was an extensive construction management plan condition.
- In response to a question from the chair, the planning officer advised of the recent change to the national planning system which meant that up to two storeys could be added to some buildings if they met certain standards under permitted development. This could be applicable for this site. A member raised concern that if not granted, the permitted development option could enable a less desirable extension to be built.
- A member commented that there had been a significant improvement in the design.

Councillor Klute proposed that the construction management plan be amended to include the nursery along with residents and that the plan be submitted and agreed before the commencement of any work. This was seconded by Councillor Kay and carried.

**RESOLVED:**

That planning permission be granted subject the conditions set out in Appendix 1 of the officer's report with the amended condition above and subject the terms agreed within the unilateral Undertaking which was signed and completed on the 14 May 2020 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's report.

**50**     **MERSEY GARAGES, RINGCROFT STREET, ISLINGTON, N7 8ND (Item B5)**

Stopping Up Order of existing highway to front of the Mersey Garages, Ringcroft Street under Section 247 of the Planning Act 1990 to enable the redevelopment of the Mersey Garages adjacent to 29 Mersey Estate, for residential use.

(Planning Application Number: P2019/0608/FUL)

**RESOLVED:**

That the stopping up be approved subject to the applicant first entering into an indemnity agreement to pay all the council's costs in respect of the stopping up and consultation be commenced.

**51**     **ROMAN WAY INDUSTRIAL ESTATE, UNIT 8, 149 ROMAN WAY, LONDON, N7 8XH (Item B6)**

Change of use of the existing ancillary storage function to the brewery on a permanent basis to a mixed B1(c) (Light Industrial) and A4 (Drinking Establishment) use (Sui Generis), following the granting of planning permission (ref.

P2018/3090/FUL) on 12/04/2019 for a temporary period including alterations to the previously approved hours of operation to:

(a) Tuesday to Thursday 16:00 to 22:30 hours

(b) Friday and Saturdays 12:00 to 22:30 hours

(Planning Application Number: P2020/1511/FUL)

In the discussion the following main points were made:

- In response to a member's question, the planning officer advised that the kitchen and extraction equipment had previously been approved and installed.
- A member raised concern that the hours being requested were significantly greater than those granted under the temporary permission. He suggested that the outside space be closed from 8pm with the premises closed by 9pm on Tuesdays to Thursdays.
- The noise officer reported that there had been four complaints from two separate complainants and this was not a large number for a new business with outside space.
- A member asked the applicant if they were planning to open every day apart from Mondays and the applicant stated that initially he planned to open from Wednesdays to Sundays.
- A member commented that it was important to support small independent businesses but also acknowledged that the hours requested differed significantly from the hours granted under the temporary planning permission.
- A member stated that he was impressed with the way the temporary consent had been implemented and given the current context it was understandable that the applicant would want to increase the opening hours.

**RESOLVED:**

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

**WORDING DELEGATED TO OFFICERS**

**MINUTE 47**

**16-33 RHEIDOL MEWS, ISLINGTON, LONDON, N1 8NU**

**ADDITIONAL CONDITION:** In accordance with the Visual Structural Survey Report dated 2 July 2019, the Structural Method Statement dated 31 October 2019 and the approved drawings list, the shared boundary walls with properties on Allingham Street, Dame Street and Rheidol Terrace shall be retained and must not be demolished as part of the implementation of the development hereby approved.

**REASON:** To protect the historic character and neighbouring amenity of adjacent properties on Allingham Street, Dame Street and Rheidol Terrace

**MINUTE 48**

**634-638 HOLLOWAY ROAD, ISLINGTON, LONDON, N19 3NU**

**REASON FOR REFUSAL:** The proposed design by reason of the appearance and materiality of the primary façade facing Holloway Road and the neighbouring Mercers Road / Tavistock Terrace Conservation Area would form a dominant and discordant type of development in comparison to the surrounding built form as well as the adjoining heritage asset. The development is therefore considered to fail to preserve or enhance the character and appearance of the neighbouring Conservation Area as well as the setting of the Holloway Road, a major thoroughfare through the borough, contrary to CS policy 9 and 8, Development Management Policies DM2.1 and DM2.3, Islington's Urban Design Guidance and the NPPF 2019.

**MINUTE 49**

**MOORE COURT, ANDERSON SQUARE, LONDON, N1 2TF**

**AMENDED CONDITION 4:** Notwithstanding the details submitted with the application, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The CEMP should refer to Islington's Code of Practice for Construction Sites (2018) and include details and arrangements regarding:

- a) Consultation with neighbours, including the nearby Mars Montessori Nursery on Collins Yard, with regard to construction work and potential mitigation measures.
- b) The notification of neighbours with regard to specific works;
- c) Advance notification of any access way, pavement, or road closures;
- d) Details regarding parking, deliveries and storage including details of the routing, loading, off-loading, parking and turning of delivery and construction vehicles and the accommodation of all site operatives', visitors' and construction vehicles during the construction period;
- e) Details regarding the planned demolition and construction vehicle routes and access to the site;
- f) Details regarding dust mitigation and measures to prevent the deposit of mud and debris on the public highway. No vehicles shall leave the site until their wheels, chassis and external bodywork have been effectively cleaned and washed free of earth, mud, clay, gravel, stones or any other similar substance;
- g) Details of waste storage within the site to prevent debris on the surrounding estate and the highway and a scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) The proposed hours and days of work (with reference to the limitations of noisy work which shall not take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 on Saturdays, and none on Sundays or Bank Holidays.)

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- i) Details of any proposed external illumination and/or floodlighting during construction, including positions and hours of lighting;
- j) Details of measures taken to prevent noise disturbance to surrounding residents;
- k) Information on access and security measures proposed to prevent security breaches at the existing entrances to the site, to prevent danger or harm to the neighbouring residents, and to avoid harm to neighbour amenity caused by site workers at the entrances to the site;
- l) Details addressing environmental and amenity impacts (including (but not limited to) noise, air quality, smoke and odour, vibration and TV reception)
- m) Details as to how safe and convenient vehicle access will be maintained for all existing vehicle traffic at all times, including emergency service vehicles;
- n) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure; and
- o) Details of any further measures taken to limit and mitigate the impact of construction upon the operation of the highway and the amenity of the area.
- p) Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration.

The report shall assess the impacts during the preparation/demolition, excavation and construction phases of the development on the surrounding roads, together with means of mitigating any identified impacts. The report shall also identify other local developments and highways works, and demonstrate how vehicle movements would be planned to avoid clashes and/or highway obstruction on the surrounding roads. The report should contain detailed information on the minimizing of noise, demolition methods and best practice measures in line with Islington's Code of Practice for Construction Sites (2018).

The demolition and development shall thereafter be carried out in accordance with the approved details and measures.

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

**REASON:** In order to secure the safe and efficient operation of the highway network, local residential amenity and to mitigate the impacts of the development.

The meeting ended at 9.45 pm

**CHAIR**