

**Planning Sub Committee B - 23 February 2021**

Minutes of the virtual meeting of the Planning Sub Committee B held on 23 February 2021 at 7.30 pm.

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

**Councillor Jenny Kay in the Chair**

**52**      **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.

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

There were no apologies for absence.

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

There were no declarations of substitute members.

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

Councillor Chowdhury declared an interest in Item B1 as he lived nearby. He left the virtual meeting for the duration of this item. He also did not take part in the discussion or consideration of Items B2 and B3 due to technical issues.

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

The order of business would be as per the agenda.

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

**RESOLVED:**

That the minutes of the meeting held on 8 December 2020 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**58**      **198 BRECKNOCK ROAD, LONDON, N19 5BE (Item B1)**

Application for full planning permission for amendments to the approved development (Ref. P2015/5283/FUL) for the 'Change of use of the building into seven residential dwellings (C3 use class), including extensions fronting Corinne Road at lower ground, ground floor and roof level and other external alterations including replacement timber windows with new timber windows throughout. Associated landscaping and new fencing' including those approved under non-

material amendment application (Ref. P2019/2733/NMA) for two new roof lights to the flat roof, the height of the ground floor door, introduction of aluminium framed sliding doors and windows to northeast elevation, reconfigured light well and new external stair providing access to cycle store. As well as the following the following additional alterations:

- (a) The deconstruction and reconstruction of the north-eastern external brickwork wall
- (b) Replacement of the original front dormer window facing Corinne Road with a new slate hung dormer window.
- (c) Replacement of the original roof including fascia board
- (d) Partial deconstruction and reconstruction of front porch

(Planning application number: P2020/1800/FUL)

Councillor Chowdbury, who had declared an interest in this item, left the meeting for the consideration of this item.

In the discussion the following points were made:

- The planning officer advised that two additional objections had been received in relation to the planning history and he then outlined the planning history for members.
- In response to a member's question as to whether the application sought to regularise the works undertaken, the officer stated that it did.
- In response to a member's question as to whether there were any changes to the approved envelope and therefore the sunlight/daylight impact, the officer replied that the envelope remained the same as did the sunlight/daylight impact.
- Consideration was given as to whether the planning permission approved in July 2017 had been implemented. The legal officer advised that for the permission to be implemented, an operation which required planning permission had to be undertaken and it was a matter for the planning officers to determine. The planning officer advised that officers considered that the planning permission approved in July 2017 had been implemented. Although the standard three year implementation period ended in October 2020, the Business and Planning Act had granted an extension to 1 May 2021 so even if the planning permission had not been implemented, it still could be.
- A member referred to the inspector's report which had stated the inspector did not have sufficient information to consider amenity aspects. The planning officer stated that the amenity impacts were not sufficient to warrant refusal and mitigation measures were in place.
- A member suggested that the applicant might want to consider improving sustainability in the future e.g. by installing solar panels, although it was recognised that this could require a further planning application to be submitted.
- The chair stated that the site had a complicated history and concerns had been raised about this by objectors. Improvements could have been made previously but it was not possible to do this now. The July 2017 permission

was considered implemented as even if it had not been, it could be up until 1 May 2021.

- A member stated that as the July 2017 permission was considered implemented, the committee had a duty to regularise the works.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to the sub-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.

**59 CITY GARDEN ROW CAR PARK, THESEUS WALK, LONDON, N1 (Item B2)**

Change of use of the existing lower deck car park (sui generis) to a self-storage facility (Class B8)

(Planning application number: P2020/0744/FUL)

Councillor Chowdhury was not in attendance for the consideration of this item.

In the discussion the following points were made:

- In response to a question from a member about how many cars regularly used the car park, the planning officer advised that there were approximately 12 vehicle movements per hour. There was no information about capacity and how much the car park was used. Policies encouraged the removal of car parking.
- A member asked whether most people would use a van, whether cycle storage would meet current and near future demands and about logistical details including cameras and staff. The planning officer advised that there were mainly small lockers so the use of large vans was not envisaged. There was provision for 16 cycle parking stands and there was little demand. The logistical details would be required to be submitted in the Operational Management Plan.
- A member commented that the car park was commercially run so there would not be a loss to residents.
- A member raised concern about vans unable to park on the ramp making deliveries. There were two pay and display bays nearby and residents' bays opposite the entrance. It was suggested that the bays be swapped so that the vans could park closer and that the applicant pay for the consultation and installation process. A member commented that there was only one large unit so large van deliveries would be rare. The swapping of bays could be done later if deemed necessary. The planning officer advised that this could be discussed with the Council's Highways Department and where this could be delivered it would be secured by way of a legal agreement. Officers would explore and report back to the chair.

Councillor Klute proposed a motion that authority be delegated to officers look into the swapping of the residents' bays and pay and display bays as part of the S106

agreement and report back to the chair. This was seconded by Councillor Kay and carried.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to the sub-committee, submitted representations and objections provided verbally at this meeting, planning permission be granted subject to the conditions and informative 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 with officers considering the swapping of bays as outlined above.

**60** **37F MEWS HOUSE, MILDMAY GROVE NORTH, ISLINGTON, LONDON, N1 4RH (Item B3)**

Erection of a glazed roof extension. External courtyard alterations including creation of new entrance patio and water tank storage. Installation of two living walls to north and south walls of external patio. Associated alterations.

(Planning application number: P2020/0592/FUL)

Due to a technical issue, Councillor Chowdhury was not present for the entirety of the consideration of this item. Therefore he did not take part in the discussion or decision making.

In the discussion the following points were made:

- Consideration was given to the sight lines between the glazed roof extension and the nearby properties. The applicant's agent stated that the applicant would obscure the back roof panels with charred timber and was willing to flute or reed glaze the front glass panels if required.
- The differences between charred timber, flute and reed glazing were discussed and consideration was given to whether obscuring all the panels would be necessary to resolve the sight line issue. A member raised concern that if more panels than necessary were obscured, this would allow limited light into the glazed roof extension.
- A member, having considered the long section drawing proposal stated that if the second from back panels were also of charred timber, this would resolve the sight line issue without requiring all the panels to be obscured. The planning officer confirmed this would be the case.

Councillor Klute proposed a motion for an amended condition to require the two panels next to the charred timber panels to also be charred timber panels. This was seconded by Councillor Woolf and carried.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to the sub-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 and the additional condition outlined above.

**61 TOWN HALL, UPPER STREET, LONDON, N1 2UD (Item B4)**

Proposed alterations to the external service yard and internal basement spaces to upgrade and provide dedicated cycle storage and changing facilities as well as the reconfiguration of the service yard to accommodate council facilities storage, parking, refuse collection (Council Own Application).

(Planning application number: P2020/3418/FUL)

In the discussion the following points were made:

- A member asked whether the cycle spaces and changing facilities were sufficient to meet current and future demand. The planning officer advised that the cycle spaces met policy requirements and TfL guidelines. The shower and locker provision was considered acceptable in meeting current and future demand.
- The chair stated that the scheme would improve accessibility, improve usability and encourage staff to cycle or run to work.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein) and the presentation to the sub-committee, planning permission be granted subject to the conditions and set out in Appendix 1 of the officer report.

**62 TOWN HALL, UPPER STREET, LONDON, N1 2UD (Item B5)**

Proposed alterations to the external service yard and internal basement spaces to upgrade and provide dedicated cycle storage and changing facilities as well as the reconfiguration of the service yard to accommodate council facilities storage, parking, refuse collection (Council Own Application).

(Planning application number: P2020/3485/LBC)

In the discussion the following points were made:

- A member asked whether the cycle spaces and changing facilities were sufficient to meet current and future demand. The planning officer advised that the cycle spaces met policy requirements and TfL guidelines. The shower and locker provision was considered acceptable in meeting current and future demand.
- The chair stated that the scheme would improve accessibility, improve usability and encourage staff to cycle or run to work.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein) and the presentation to the sub-committee, listed building consent be granted subject to the conditions and set out in Appendix 1 of the officer report.

**63** **TOWN HALL, UPPER STREET, LONDON, N1 2UD (Item B6)**

Refurbish entrance and reception spaces; create two ceremonial suites in R01 (meeting room) and R04 (office); convert R05 (first aid room) to accessible WC; new access to R06 (office); combine R02 and R03 (meeting rooms) to create store for hall VFX equipment; new reception desk and lectern in main entrance.

(Planning application number: P2020/3416/LBC)

In the discussion the following points were made:

- In response to a member's question about whether other uses had been considered, the planning officer advised that the rooms were the closest to the entrance and the Assembly Hall which meant they were easy to reach for visitors and in particular those with limited mobility.
- The scheme sought to improve the entrance to make the original features more visible.
- The location of the reception desk was discussed. The planning officer advised that the desk would be located outside Rooms 2 and 3. It would improve accessibility and there would be a clear view of the marble staircase from the entrance.
- In response to a member's query about accessibility and whether the space between the new reception desk and the bottom of the staircase was sufficient, the planning officer advised that the space was of double door width. The accessibility officer had made no comment but could be consulted once the details of the reception desk were submitted.
- A member commented that the historical features of the building were being recognised and asked whether the design of the reception desk was appropriate and of good quality. The planning officer advised that the details of the desk were yet to be submitted but had been conditioned and would be considered by planning officers once submitted.

**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein) and the presentation to the sub-committee, listed building consent be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

**64** **TOWN HALL, UPPER STREET, LONDON, N1 2UD (Item B7)**

Refurbish entrance and reception spaces; create two ceremonial suites in R01 (meeting room) and R04 (office); convert R05 (first aid room) to accessible WC; new access to R06 (office); combine R02 and R03 (meeting rooms) to create store for hall VFX equipment; new reception desk and lectern in main entrance.

(Planning application number: P2020/3442/LBC)

In the discussion the following point was made:

- The scheme would facilitate greater use of the facilities at the Town Hall.

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**RESOLVED:**

That following consideration of the case officer's report (the assessment and recommendations therein) and the presentation to the sub-committee, listed building consent be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

The meeting ended at 9.50 pm

**CHAIR**