

London Borough of Islington

Planning Sub Committee B - 18 November 2021

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 18 November 2021 at 7.35 pm.

Present: **Councillors:** Poyser (Chair), Picknell (Vice-Chair), North

Councillor Dave Poyser in the Chair

82 **INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillors Ibrahim and Convery.

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

There were no declarations of interest.

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

Agenda Item B2 was deferred to a future meeting. The order of business would be B1 and B3.

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

RESOLVED:

That the minutes of the meeting held on 30 September 2021 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

88 **FLAT 89, LEXINGTON APARTMENTS, 40 CITY ROAD, EC1Y 2AN (Item B1)**

Single storey roof extension to replace a roof terrace area to an existing flat 89 at 11th floor level and associated alterations.

(Planning application number: P2021/1605/FUL)

In the discussion the following points were made:

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- In response to a question from a member, the planning officer confirmed that the fire escape opened onto the roof terrace.
- Members asked for more detail around the changes to the existing roof space. Officers explained the current footprint of the roof terrace and how the proposed extension would increase this footprint. The officer also stated that the extension would not be visible from street level.
- Members asked the applicant about the communication concerns that objectors had raised. The agent stated that there has been communication with all residents, mainly by email as due to Covid holding meetings had been difficult but the applicant would seek to improve future communications with residents.
- Members queried whether the Certificate A section on the application form was correct. The legal officer confirmed that for the purposes of the application submission, the details of Certificate A were accurate.
- Members asked about the fire safety information which had been submitted with the application. Officers stated that the fire safety information was submitted in June 2021 prior to the introduction of new legislative measures in August 2021 to ensure fire safety matters are incorporated at the planning stage for schemes involving a relevant high-rise residential building. The measures now require that a Fire Statement be submitted for such applications. Officers advised that the measures are not required to be applied retrospectively but that members could consider the imposition of a condition requiring one.
- Members asked about the current cladding on the building and if the application should be deferred. Officers felt the cladding issue was separate from the application and there was no reason to defer.

Councillor North proposed a motion to add a condition to require a Fire Statement to be submitted and approved by the Local Planning Authority. This was seconded by Councillor Picknell and carried. The wording of the condition was delegated to officers.

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 with the additional condition outlined above.

89 FLAT 1B, 16 - 18 HORNSEY LANE, LONDON, N6 5LX (Item B2)

This item was deferred to a future meeting.

90 TOWN HALL, UPPER STREET, ISLINGTON, N1 2UD (Item B3)

Internal partition alterations to offices G07a, G07 and G08.

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(Planning application number: P2021/2640/LBC)

In the discussion the following points were made:

- Members asked about the existing wood panelling. Officers confirmed that this would remain.
- In response to a member's question the officer confirmed that officers were satisfied that the application would not negatively impact upon any listed parts of the building.

RESOLVED:

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

The meeting ended at 20:32pm

WORDING DELEGATED TO OFFICERS

MINUTE 88

FLAT 89, LEXINGTON APARTMENTS, 40 CITY ROAD, EC1Y 2AN

The condition is prior to commencement not prior to occupation and makes reference to London Plan too to be in line with Gateway One for fire Statements.

CONDITION: *Prior to the commencement of the development, a Fire Statement shall be submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall detail the fire safety design principles, concepts and standards that have been applied to the development. The Statement should follow the format of statements as required by Article 9A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the 2015 Order”) inserted by article 4 of the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021).*

REASON: *To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor’s London Plan Policy D12.*