

Planning Sub Committee A - 11 October 2022

Minutes of the meeting of the Planning Sub Committee A held at Council Chamber, Town Hall, Upper Street, N1 2UD on 11 October 2022 at 7.30 pm.

Present: **Councillors:** Clarke (Vice-Chair, in the Chair), Convery,
Hamdache, Jackson and Klute (Substitute) (In
place of North)

Councillor Clarke in the Chair

1 INTRODUCTIONS (Item A1)

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

2 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor North.

3 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Klute substituted for Councillor North.

4 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

5 ORDER OF BUSINESS (Item A5)

The order of business would be B2 and B1.

6 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 19 April 2022 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

7 313 Highbury New Park, Islington, London, N5 2LB (Item B1)

Demolition of existing unauthorised roof extension and replacement with a new mansard roof extension; change of use of the first and second floor levels from residential use (Class C3) to create a large HMO unit (Sui Generis) consisting of 9 bedrooms with associated proposed alterations to create an accessible entrance to the HMO, provision of new cycle storage and mobility scooter parking space.

(Planning application number: P2019/2229/FUL)

In the discussion the following points were made:

- The planning officer advised that the application was in response to enforcement notices. If the application was granted, two of the three enforcement notices would be addressed.
- In response to a member's question about the floor areas not meeting minimum standards, the planning officer advised that HMO officers were satisfied with a figure 10% lower than the standards and the figures in this case were marginal. HMO colleagues had not objected to the application.
- In response to a member's question about floor to ceiling heights, the planning officer advised these were acceptable.
- The planning officer advised that there was a restriction of a maximum of 10 people living in the HMO and the lounge had been enlarged which had resulted in the loss of a bedroom.
- In response to a member's question, the applicant stated that if granted, the new extension would have to be implemented within one year and the change of use would have to be implemented within three years. The applicant would be encouraged to make the changes as soon as possible. The applicant confirmed that the property was now empty in accordance with an enforcement requirement.
- In response to a member's concern about amenity space, the planning officer stated that there was no requirement for a HMO to have outside space and officers considered the inside space acceptable. The applicant added that Clissold Park was very close.
- In response to a member's question, the applicant stated that objectors' concerns about waste and noise related to commercial units rather than residential units and so would be a matter for licensing.
- A member raised concern about the lack of recycling facilities.
- In response to a member's question, the applicant confirmed that rainwater harvesting was taking place and insulation had been installed.
- A member requested that more details be included in the submission of a verification report for noise mitigations.

Councillor Clarke proposed a motion to amend Condition 10 – Refuse/Recycling Provided (Compliance) to include details of refuse and recycling facilities, the wording of which was delegated to officers. This was seconded by Councillor Jackson and carried.

Councillor Clarke proposed a motion to amend Condition 6 – Verification Report (Details) to request the submission of more details, the wording of which was delegated to officers. This was seconded by Councillor Klute and carried.

Councillor Hamdache proposed a motion to amend Condition 14 - Removal of Roof Extension to reduce the compliance period to 6 months. This was not seconded and did not carry.

RESOLVED:

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

8 LAND AT TURK'S HEAD YARD, 75A TURNMILL STREET, LONDON, EC1M 5SY (Item B2)

Proposed erection of new four storey building providing office (Class E) floorspace, with associated landscaping and servicing.

(Planning application number: P2021/3732/FUL)

In the discussion the following points were made:

- The planning officer advised that an additional objection had been received and members had been updated.
- A member asked planning officers to comment on the floor area being 3 square metres lower than the threshold for a major scheme. The planning officer stated that the floor area had been reviewed with the applicant and this had taken into account the prior permission and constraints such as the requirement to provide ramp access, structural constraints at basement level and a legal requirement for a turning circle. The courtyard had also been enlarged to improve amenity. Officers were satisfied with the justification and the information provided.
- A member stated that objectors had raised concern about the noise abatement report. The planner stated that the noise officer had seen the application and with the noise criteria outlined in the report and the two noise conditions, officers were satisfied that noise concerns had been addressed.
- In response to a member's question about the landscaping being provided, the planning officer stated that a courtyard and garden had been proposed and green roofs had been included in the application.
- In response to a member's concern about the undercroft entrance and the lack of separation between vehicles and pedestrians, the applicant stated that they had no legal right to the undercroft area and that the development was car-free. More details could be provided. A member asked the legal officer if it would be possible to state that the scheme could not be commenced until a scheme demonstrating how the pedestrian and vehicle access would be managed had been submitted and agreed. The legal officer stated that it would not be possible to impose a condition on an element outside of the applicant's control.
- In response to a member's question about potential light pollution, the applicant stated this would be reduced as the currently fully glazed north elevation of the neighbouring building would be blocked with the minimal glazing of the proposal. The planning officer advised that Condition 15 related to light pollution.
- In response to a member's question about whether there were any plans to harvest, reuse and recycle water, the applicant stated that there were no

plans to do so as this would require a large number of water storage tanks. However, there were sustainability measures in place such as green roofs which would reduce the flow of rainwater.

- A member asked about the apprenticeship programme and whether the numbers of apprentices could be increased. The applicant stated that it was difficult on a scheme of this size to ensure apprentices carried on working there. The planning officer stated that they considered one apprentice working on the scheme at any one time acceptable.

Councillor Klute proposed a motion to include investigations into landscaping the entrance in the landscaping plans for pedestrian priority. This was seconded by Councillor Convery and carried.

Councillor Clarke proposed a motion to add a green wall into the Green Performance Plan and for consideration to be given to the installation of a recycling and reusing water scheme. This was seconded by Councillor Convery and carried.

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 the additional conditions outlined above.

WORDING DELEGATED TO OFFICERS

MINUTE 7

313 Highbury New Park, Islington, London, N5 2LB

AMENDED CONDITION 10: Details of the final layout, design and appearance (shown in context) (including investigation and feasibility for the provision of a green roofs to the refuse facilities/storage area(s) for the site shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the hereby approved development.

The refuse area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.

REASON: To secure the necessary physical waste enclosures to support the development and to ensure that responsible waste management practices are adhered to.

AMENDED CONDITION 6: A report is to be commissioned by the applicant, using an appropriately experienced & competent person, to assess the noise from the existing mechanical plant serving the ground floor restaurant to demonstrate when operating the cumulative noise level $L_{Aeq, Tr}$ arising from the existing plant, measured

or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level $L_{AF90 Tbg}$. The report shall include site measurements of the plant insitu. The report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the HMO use hereby approved and any noise mitigation measures shall be permanently retained thereafter.

REASON: To protect the amenity of future occupiers of the proposed residential units and neighbouring residential properties.

MINUTE 8

LAND AT TURK'S HEAD YARD, 75A TURNMILL STREET, LONDON, EC1M 5SY

ADDITIONAL CONDITION: LANDSCAPING CONDITION (DETAILS): A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details:

- a) a biodiversity statement detailing how the landscaping scheme maximises biodiversity (including investigation and feasibility for the provision of a green wall).
- b) existing and proposed underground services and their relationship to both hard and soft landscaping;
- c) soft plantings: including grass and turf areas, shrub and herbaceous areas;
- d) topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
- e) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- f) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces;
- g) in addition to the details within part f) best endeavours shall be made to ensure safe access and egress of the site for pedestrians from the shared entrance from Turnmill Street. Details of an investigation and the feasibility of landscaping this area shall be submitted; and
- h) any other landscaping feature(s) forming part of the scheme. All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved.

The landscaping and tree planting shall have a two-year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion

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of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

AMENDED CONDITION: WATER EFFICIENCY REQUIREMENTS (DETAILS)
CONDITION: Prior to the occupation of the hereby approved development, details shall be submitted and approved in writing, demonstrating compliance with the water efficiency requirements of Part G of Policy 7.4 of Development Management Policies (2013) and Environmental Design SPD. The details shall investigate the retention and re-use of water within the development hereby approved. The approved measures shall be implemented in full and retained thereafter.

REASON: To ensure the water efficiency of the development.