

Planning Sub Committee B - 12 December 2023

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 12 December 2023 at 7.30 pm.

Present: **Councillors:** Poyser (Chair), Hayes, Klute, Jackson and Ogunro

Councillor Dave Poyser in the Chair

10 INTRODUCTIONS (Item A1)

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

11 APOLOGIES FOR ABSENCE (Item A2)

None.

12 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

None.

13 DECLARATIONS OF INTEREST (Item A4)

None.

14 ORDER OF BUSINESS (Item A5)

The Order of Business was as per the Agenda.

15 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the previous meeting be signed by the Chair as a correct record.

16 50-56 GREAT SUTTON STREET, EC1V 0DF & 9-11 NORTHBURGH STREET, EC1V (Item B1)

Proposed alterations to existing building comprising the construction of a new fifth floor extension for office floorspace at 9 - 11 Northburgh Street, new external cladding and facades facing Great Sutton Street and Northburgh Street, replacement of roof coverings and all windows with double glazed units, removal of two stair cores and replacement of passenger lifts; relocation of M&E central plant to the basement; comprehensive refurbishment of reception space, improvements to external courtyard and amenity spaces, and associated refuse and cycle storage.

(Planning Application Number: P2023/2609/FUL)

Nicholas Linford, planning officer, introduced the report. There had been minor alterations to the report. These changes include minor alterations to conditions,

Planning Sub Committee B - 12 December 2023

correction of typos, updating revision numbers, and clarification of certain conditions. The focus is on the approved works related to condition 6, specifically in relation to plant at roof level and flat roofs (condition 14). Change to the 2020 proposal include a slightly shorter height and improvements to facades and windows. There was focus on cladding removal, facade improvements, and the creation of a new front. There was removal of car parking, better access, reduced energy consumption, and upgraded building specifications making the façade better in keeping with the aesthetics of the area.

In response to questions from the Committee, the officer explained the wire metal mesh on Great Sutton Street was to be removed, aiming to re-expose the original form of the building. The cycle parking plan is noted to largely align with the local plan.

Regarding the Roof Height it was clarified on that the current application's roof extension is half a meter lower than the previous one in 2020. In response to a question, it was explained that the proposal is considered an infill between structures. The general principle was that it continues the previous structure without surpassing it, except for one area. This section represents an angled wedge that extends beyond the previously consented schemes.

The objector expressed concerns explaining they were not previously aware of the 2020 application. They lived in front of the building on Great Sutton Street and were apprehensive about the proposed construction. Their primary worries include the elevated roof and extension of a 5th-floor, which was not present when they purchased their building in 2011. This could cause potential adverse effects on the natural light entering their home. Additionally, the resident anticipated construction noise, considering the already existing works in the area, to cause noise pollution in the area. The main source of concern revolved around the alteration represented by the proposed roof extension and its potential impact on the resident's in the area with the increased use of the roof terrace and the construction noise created by the works.

The applicant addressed concerns raised by the resident regarding the building envelope and potential height increase. They clarified that the proposed construction did not seek to enhance or increase the existing fifth-floor extension granted in the 2020 application, ensuring no change in the building's geometry in that regard. The applicant acknowledged concerns about construction noise and assured compliance with environmental management plans and acoustic performance requirements. The deteriorated state of the current extension was emphasised, indicating its unsuitability for occupation and the need for replacement with a structurally sound and aesthetically improved structure. The applicant highlighted the goal of achieving architectural continuity and aesthetic improvement, they also noted the potential decrease in antisocial behaviour with the building being in use, due to this being associated with unoccupied buildings. They finally noted demolition and construction would be limited as the original façade was being maintained.

The Councillors discussed the application, and the committee were supportive of taking the building back to its original structure and the reuse of the building.

Councillor Klute proposed to grant the application. Councillor Hayes seconded.

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, the planning permission be granted subject to the conditions and informatives set out in Appendix 1 (page 57-65 of the Agenda) of the officer report.

**17 LAND & ACCESS WAYS REAR OF 13-27 COWCROSS STREET, EC1M 6DR
(Item B2)**

Proposed continuation of the use of the external plaza area for a food market of up to 13 stalls for a maximum of 3 days per week (Temporary Planning permission previously granted P2020/1687/FUL and amended under P2022/4267/S73). The market would operate Tuesday, Wednesday and Thursdays between 9am and 4.00pm with food cooked and served between 11am and 2.30pm only.

(Planning Application Number: P2023/2365/FUL)

Ross Harvey, planning officer, introduced the report. The main change in this application compared to the previous one was the adjustment in vehicle stall sizes from 5.5 meters in length and 2.5 meters in width to 6 meters in length and 2 meters in width. The Committee report included a condition for standard permission implementation, mistakenly stating it required implementation within three years of permission being granted. However, as this application sought temporary permission, a new condition was recommended, based on a consent period of 36 months from the date of application determination if approved. The site was located in the Clerkenwell Green conservation area, surrounded by Grade II listed buildings. Strict conditions were proposed to mitigate potential impacts on neighbour amenity, including a 36-month usage restriction, limited operation hours from 9 am to 4 pm, specific cooking hours from 11am, a cap on stalls at 13, regulated vehicle movements based on submitted diagrams, and a condition on engines and generators to be switched off during market operation.

Questions were raised about the types of stalls, and it was clarified that there are 13 stalls with no specific restrictions on the number and mix of gazebos and vehicles. Concerns were expressed about water supply, and it was explained that operators would need to bring water onto the site themselves. Regarding any complaints during operation, it was mentioned that noise complaints in 2020 were resolved after the previous application was approved, and there have been no subsequent issues with noise or smell. An enforcement complaint about a planning breach was also resolved.

A resident living in flats adjacent to the market expressed that they do not object to the market itself. However, they raised concerns about previous complaints regarding refuse and cleanliness. While welcoming the proposed cleaning plan, their primary issue was the size of vans, specifically a change from 5 meters to 6 meters. They pointed out that there was a condition set in the last committee for 5-meter

Planning Sub Committee B - 12 December 2023

vans, and the concern is that this alteration could result in having up to 13 vans measuring 6 meters causing increased fumes and noise.

The applicant emphasized efforts to track and ensure that the increase vehicles size can fit on the site. It was mentioned that while the length was being increased the width was reduced and cooking facilities are regulated to operate within specific hours and there would still only be 13 stalls. In response to questions, it was clarified that the desire for different-sized vehicles stems from the current operators using 6-meter vans. Concerns about wheelchair access were addressed, with assurance that the location won't impair ramp access. The applicant indicated potential problems with the current vendors and their operations if vans were to be limited to the original 5 metre size.

In the discussion, concerns were raised about larger vans potentially intensifying fumes, with an emphasis on addressing air quality rather than just the size of the vans. Questions were posed about how the situation would be managed if it were a fixed restaurant with extractors, and the Planning Officer indicated that environmental health would need to assess this on a case by case basis. Clarification was sought on stall numbers and wheelchair access, with a proposal to amend the operational management plan condition preventing certain stalls (9 and 10) from being used by vehicles (e.g. used by gazebos only) and amending conditions to ensure accessibility. It was suggested that residents concerned about fumes can contact Environmental Health for assessment and potential mitigation. A recommendation was made to include an informative advising residents and the hotel to contact Environmental Health if there's an increase in fumes created from the 6 metre vans.

Councillor Klute proposed to grant the application with the above amendments and amended conditions and informative. Councillor Jackson seconded.

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, the planning permission be granted subject to the conditions and informatives set out in Appendix 1 (page 88-90 of the Agenda) of the officer report and an amendment of conditions set out above.

The meeting ended at 8.45 pm

CHAIR