

London Borough of Islington

Planning Sub Committee B - 5 March 2024

Minutes of the meeting of the Planning Sub Committee B held at Council Chamber, Town Hall, Upper Street, N1 2UD on 5 March 2024 at 7.30 pm.

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

Councillor Dave Poyser in the Chair

18 **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.

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

Apologies were received from Councillor Hayes

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

Councillor Kay was a Substitute Member for Councillor Hayes.

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

No Declarations of Interest were made.

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

The order of business changed to the following:

B2 Ground Floor And Basement, 360 St John Street, London, EC1V 4NR

B1 6th Floor Hill House, 17 Highgate Hill, London, N19 5NA

B4 Town Hall, Islington Assembly Hall, Upper Street, London, N1 2UD

B3 Manor Gardens Centre, 6-9 Manor Gardens, London, N7 6LA

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

RESOLVED:

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

24

GROUND FLOOR AND BASEMENT, 360 ST JOHN STREET, LONDON, EC1V 4NR (Item B2)

Change of use of the lower ground and ground floors to Public House with ancillary restaurant (use class Sui Generis)

(Planning Application Number: P2023/1795/FUL)

The Planning officer introduced the report to the Sub-Committee.

Planning Officers clarified that the hours sought were in line with those recommended by the Licensing Policy and the public house could not be in use until required conditions were met.

Objectors raised concerns that this premises had been operating as a restaurant and feared there would have been an increase in noise and light pollution were this to be converted back to a public house. The resident noted that the noise report had made it clear the weakest points for noise escape were the rear and front glazing and there had been no protection for residents when this was installed. They further noted the area was already saturated with other public houses and fell within a Cumulative Impact Area, so robust mitigation against noise and light pollution was needed. Another resident noted the change in hours sought and understood a separate licensing application would be needed were the premises to want to change hours of operation, they had no issues with the most up to date hours presented.

The Applicant was not in attendance.

The Planning Officers confirmed a separate licensing application would be needed for a change in hours. They also reiterated that the premises would not be able to operate unless they adequately met the sound proofing requirements in the conditions.

The committee deliberated the application and noted that the robust conditions as set out in the report would be good and necessary, these conditions would have meant clearer control for the premises.

Councillor Klute proposed an additional condition that there would be no use of the back yard area by patrons. Councillor Ogunro seconded.

Councillor Klute proposed a motion to grant planning permission with the addition of the suggested condition. This was seconded by Councillor Ogunro and CARRIED.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report (page 58-60 of the Agenda) and the additional condition outlined above.

25 **6TH FLOOR HILL HOUSE, 17 HIGHGATE HILL, LONDON, N19 5NA (Item B1)**

Creation of 6 self-contained residential units (Class C3) comprising: 3 x 1 bed units and 3 x 2 bed units with associated alterations to existing cycle store and provision of a new cycle store at basement level.

(Planning Application Number: P2023/0315/FUL)

The Planning officer introduced the report to the Sub-Committee. Inaccuracy in the report and Flat C is the north facing unit and Flat F is south facing. Flat F should also be referred to as a spacious one-bed unit, as opposed to a two-bed unit. 1 letter in support had been received since the report was published.

No Objectors were present. The Applicant had no further updates to add.

Councillor Poyser proposed a motion to grant planning permission. This was seconded by Councillor Jackson and CARRIED.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report (page 33-37 of the Agenda)

26 **TOWN HALL, ISLINGTON ASSEMBLY HALL, UPPER STREET, LONDON, N1 2UD (Item B4)**

Proposed removal of existing external fire escape stair and portacabin extension within a courtyard of the building and construction of a new external escape stair for the chambers room and associated external works to the courtyard area.

(Planning Application Number: P2023/1149/FUL and P2023/1155/LBC)

The Planning officer introduced the report to the Sub-Committee.

No Objectors were present. The Applicant had no further updates to add.

Councillor Poyser proposed a motion to grant Listed Building Consent. This was seconded by Councillor Klute and CARRIED.

Councillor Poyser proposed a motion to grant planning permission. This was seconded by Councillor Klute and CARRIED.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations at this meeting, Listed Building Consent *AND* planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report (page 109-113 of the Agenda)

27 **MANOR GARDENS CENTRE, 6-9 MANOR GARDENS, LONDON, N7 6LA**
(Item B3)

Refurbishment of the existing ground floor hall within no.7 Manor Gardens to create an Access Islington Hub and refurbishments to Dame Geraldine Hall to create ancillary office space with formalisation of Class E Use for both areas (Listed Building Ref: P2023/2598/LBC already approved)

(Planning Application Number: P2023/3458/FUL)

The Planning officer introduced the report to the Sub-Committee.

No Objectors were present. The Applicant had no further updates to add.

Questions from the committee arose surrounding the change of use in the premises from having been a nursery. The Planning Officer and Applicant explained that the intended use fell under the same use class as a nursery (category E) so there was no technical issue with this from a planning permission perspective. It was also explained that the previous nursery had amalgamated with another nursery in the area, therefore this space was no longer needed for that use.

Councillor Klute proposed a motion to grant planning permission. This was seconded by Councillor Poyser and CARRIED.

RESOLVED:

That following consideration of the case officer's report (the assessment and recommendations therein), the presentation to Committee, submitted representations at this meeting, planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report (page 80-82 of the Agenda)

The meeting ended at 8.10 pm

CHAIR