

Planning Sub Committee A - 3 March 2015

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 3 March 2015 at 7.30 pm.

Present: **Councillors:** Rupert Perry (Chair), Dave Poyser (Vice-Chair), Jilani Chowdhury, Osh Gantly and Kat Fletcher
Also Present: **Councillors:** Nicholls

Councillor Rupert Perry in the Chair

45 INTRODUCTIONS (Item A1)

Councillor Rupert Perry welcomed everyone to the meeting. Members of the Sub-Committee and officers introduced themselves. The Chair explained that the Sub-Committee would deal with the determination of the planning applications and outlined the procedures for the meeting.

46 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

47 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

48 DECLARATIONS OF INTEREST (Item A4)

In relation to Item B1 - 798-804 Holloway Road, Councillor Rupert Perry and Poyser declared that they had attended a site visit, Councillor Poyser declared that he had objected to the previous scheme but not the current application and that he was a member of the Better Archway Forum. In relation to Item B3 - Hilldrop Community Centre, Councillor Fletcher declared that she was a non-voting member of the Hilldrop Community Centre management committee. These interests would not preclude the members from taking part in the discussion and decision making on these items.

49 ORDER OF BUSINESS (Item A5)

The order of business would be as follows:
B1, B3, B4, B2, B5 and B6. Item B7 had been withdrawn from the agenda.

50 MINUTES OF PREVIOUS MEETINGS (Item A6)

RESOLVED:

That the minutes of the meetings held on 2 December 2014 and 6 January 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

51 798-804 HOLLOWAY ROAD, LONDON, N19 3JH (Item B1)

Demolition of existing buildings and redevelopment of the site to provide a part three, part four storey mixed use building comprising 345sqm A1 retail floorspace at ground floor and no.9 (C3) residential units at first second and third floors (4 x 1 beds, 4 x 2 beds, 1 x 3 bed), with associated amenity space and cycle storage.

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(Planning application number: P2014/3815/FUL)

In the discussion, the following points were made:

- The planning officer stated that the applicant was TPS Brighton Developments Ltd and not TBS Brighton Developments Ltd as stated in the report.
- The planning officer stated that Condition 15 should be amended to state that the proposed work was to be undertaken according to the Delivery and Servicing Plan.
- Solar panels were covered by Development Management Policy DM2.1.
- No social housing would be provided due to the small size of the site.
- The applicant confirmed he was willing for the development to only be serviced from Holloway Road.
- Concern was raised about the impact of the development on the rooflight of 2 Giesbach Road and the loss of amenity.
- A resident raised concern about overlooking of his roof terrace. The planning officer stated that there would be no overlooking or loss of privacy from the third floor and that the first and second floors were not considered to have a detrimental impact on privacy.

Councillor Poyser proposed a motion to refuse planning permission due to the loss of amenity to 2 Giesbach Road. This was seconded by Councillor Gantly and carried.

RESOLVED:

That planning permission be refused for the reason outlined above, the wording of which was delegated to officers.

52

15 CRINAN STREET, LONDON, N1 9SQ (Item B2)

Construction of a roof extension to provide an additional floor of B1 (a) office space and plant area with associated air conditioning equipment. Replacement of existing windows with double glazed timber sash windows and new entrance at ground floor.

(Planning application number: P2014/4545/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report.

53

HILLDROP COMMUNITY CENTRE, COMMUNITY LANE, HILLDROP ROAD, LONDON, N7 0JE (Item B3)

Conversion of part of existing residential car park to a community food growing garden.

(Planning application number: P2014/2629/FUL)

In the discussion the following points were made:

- The planning officer confirmed that there would be a yellow painted box adjacent to the site boundary to allow vehicles to manoeuvre. A 2.2 metre pathway would be retained around the perimeter of the garden. This would retain access to those residents who abutted the site and allow for manoeuvring.
- An objector raised concern about who would manage the garden.

RESOLVED:

That planning permission be granted subject to the conditions in the case officer's report.

54 **267 CALEDONIAN ROAD, LONDON, N1 1EE (Item B4)**

Construction of a roof extension to form additional accommodation to existing flat, along with increasing height of existing rear flue and chimney stack.

(Planning application number: P2014/3033/FUL)

In the discussion the following points were made:

- The planning officer confirmed that the applicant had appealed against non-determination. The Sub-Committee was therefore asked to confirm what decision it would have made if it had been determining the application.
- The proposed roof extension was the same as that at 269 Caledonian Road.
- The roof extension would not be visible from the street.

RESOLVED:

That planning permission would have been granted subject to the conditions and informative in the case officer's report, had the Sub-Committee been in a position to determine the application.

55 **OAKDALE COURT, 1-24 FORTNAM ROAD, LONDON, N19 3NT (Item B5)**

The replacement of single glazed crittal windows with double glazed aluminium windows.

(Planning application number: P2014/4131/FUL)

RESOLVED:

That planning permission be granted subject to the conditions and informative in the case officer's report.

56 **BIDDESTONE ROAD OPEN SPACE, BIDDESTONE ROAD, N7 (Item B6)**

The installation of vertical bar steel boundary fencing to the Holloway Road, Biddestone Road and Pollard Close elevations and including new gates to the Holloway Road and Biddestone Road elevations, together with tree planting and landscaping.

(Planning application number: P2014/1474/FUL)

In the discussion the following points were made:

- Residents had been consulted.
- The proposal included the replacement of the wall with fencing to make the park more inviting, increase visibility through the park and increase usage of the park.

RESOLVED:

That planning permission be granted subject to the conditions and informative in the case officer's report.

57 **24 THORNHILL ROAD, LONDON, N1 1HW (Item B7)**

Erection of replacement roof extension, single storey side extension at first floor level, erection of an access stair enclosure and proposed roof terrace.

(Planning application number: P2015/0178/FUL)

RESOLVED:

That it be noted that this item had been withdrawn from the agenda.

WORDING DELEGATED TO OFFICERS

This wording has been provided by officers following the meeting and is included here for completeness.

MINUTE 51

798-804 HOLLOWAY ROAD, LONDON, N19 3JH

Reason for refusal: The proposed redevelopment of the site to provide a part three, part four storey building would have an unacceptably harmful impact on the amenities of neighbouring property No. 2 Giesbach Road. As a result of the scale, bulk and height of the proposed development in close proximity to the south west facing rooflight at No. 2 Giesbach Road, the proposal would result in an undue sense of enclosure for the present and future occupiers. The proposal is considered to fail to comply with the objectives of policy DM2.1 of the Islington Development Management Policies 2013.

The meeting ended at 8.55 pm

CHAIR