

Planning Sub Committee A - 4 June 2015

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 1, Town Hall, Upper Street, N1 2UD on 4 June 2015 at 7.30 pm.

Present: **Councillors:** Fletcher (Chair), Poyser (Vice-Chair), Chowdhury and Khan

Councillor Kat Fletcher in the Chair

70 INTRODUCTIONS (Item A1)

Councillor Kat Fletcher 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 planning applications and outlined the procedures for the meeting.

71 APOLOGIES FOR ABSENCE (Item A2)

Apologies had been received from Councillor Spall.

72 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

73 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

74 ORDER OF BUSINESS (Item A5)

The order of business would be Agenda Items B3, B4, B1 and B2.

75 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 16 April 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

76 15 BLYTHWOOD ROAD, LONDON, N4 4EU (Item B1)

Demolition of the existing building and erection of a building containing nine apartments with associated access, refuse and cycle storage.

(Planning application number: P2014/5121/FUL)

In the discussion the following points were made:

- The application was not substantially different to the one granted at appeal.
- Neighbouring boroughs were only consulted when the application was on the boundary of the boroughs.

RESOLVED:

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

77 **BATHSTORE COMMERCIAL - GROUND FLOOR, 33 ESSEX ROAD, LONDON, N1 2SA (Item B2)**

Change of use from shop (Class A1) to restaurant (Class A3) including the insertion of extraction and ventilation equipment on the north-east elevation.

(Planning application number: P2014/2690/FUL)

In the discussion the following points were made:

- Many of the objectors' concerns related to licensing matters which would be considered by a licensing sub-committee.
- The objectors were advised that the Planning Sub-Committee could only consider planning matters.

Councillor Khan proposed a motion to defer the consideration of the application to request that the applicant attended for the consideration of this item. This was seconded by Councillor Chowdhury and carried.

RESOLVED:

That the consideration of the application be deferred for the reason outlined above.

78 **FLAT 1 (FLAT A), 135 HUDDLESTON ROAD, LONDON, N7 0EH (Item B3)**

The erection of a new side infill extension; enlargement of the existing basement to provide a bathroom and additional fourth bedroom; new front light well, glazing and railings. This is an amended scheme showing the full removal of the rear extension, the reduction in the height of the side infill extension and the reduction in the size of the front lightwell.

(Planning application number: P2015/0026/FUL)

In the discussion the following points were made:

- If the property was a house, the basement could be developed under permitted development and just the lightwell would require planning permission. However, the property was a flat and flats did not have permitted development rights.
- The lightwell met the criteria set out in policy.
- Residents were advised that subsistence was not a relevant planning consideration and it was dealt with under the Party Wall Act.
- Bicycle storage should be reprovided.
- The applicant was encouraged to regularly consult neighbours.

Councillor Poyser proposed an additional condition requiring the reprovision of the bicycle store. This was seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives in the case officer's report plus the additional condition as outlined above, the wording of which was delegated to officers in consultation with the chair.

79 **THE ALBAN BUILDING, REAR OF 71-73 UPPER STREET, 1 ST ALBAN'S PLACE, LONDON, N1 0NX (Item B4)**

Demolition of existing single storey workshop and the construction of a three storey building (Basement, ground and one upper floor) comprising office (Class B1) floor space over lower ground floor and 4x2 bed duplex residential apartments (Class C3) on the ground and first floor and associated works.

(Planning application number: P2014/4396/FUL)

In the discussion the following points were made:

- In response to a member's concern that basement B1 space might not be better quality than the current ground floor space, the planning officer advised that the current B1 space was of low quality.
- The planning officer confirmed that the lower ground floor units were semi open plan and light would be provided from the front balconies and the lightwell.
- Sound insulation and noise protection had been conditioned.
- Concern was raised that there would be a net loss in B1 space and the two years' marketing required by policy had not been undertaken.
- The amenity of neighbours and future residents was considered.

Councillor Khan proposed a motion to refuse planning permission due to the loss of B1 space, concern about the amenity of neighbours and future residents. This was seconded by Councillor Poyser and carried.

RESOLVED:

That planning permission be refused for the reasons above, the wording of which was delegated to officers in consultation with the chair.

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WORDING DELEGATED TO OFFICERS (Item)
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FLAT 1 (FLAT A), 135 HUDDLESTON ROAD, LONDON, N7 0EH

ADDITIONAL CONDITION

CYCLE PARKING PROVISION (DETAILS): Details of the location, layout, design and appearance (shown in context) of the replacement bicycle storage area shall be submitted to and approved in writing by the Local Planning Authority prior to any works, approved under this decision, commencing on site. The storage shall be covered, secure and provide for no less than six cycle spaces.

The bicycle storage area shall be provided strictly in accordance with the details so approved, provided prior to the first occupation of the development, and maintained as such thereafter.

REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.

THE ALBAN BUILDING, REAR OF 71-73 UPPER STREET, 1 ST ALBAN'S PLACE, LONDON, N1 0NX

REASONS FOR REFUSAL

Reason 1:The proposal would result in the loss of office (B1 Use Class) floorspace and no supporting marketing/vacancy evidence demonstrating a lack of demand for office floor space has been submitted and no exceptional circumstances exist which would justify the loss, the proposed change of use from office (B1 use) to a mixed B1 and residential (Use Class C3) would be contrary to policies contrary to policy CS13 of the Core Strategy 2011 and policy DM5.2 (Loss of Employment Space) of the Development Management Policies 2013.

Reason 2: The proposed development, by virtue of the proposed scale, height and siting, is considered to have an adverse material impact upon the residential amenity of neighbouring

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properties by virtue of an increased sense of and a detrimental impact on the outlook of the neighbouring residential properties. As such the proposed the proposed development would be contrary to policy CS 8 of the Islington Core Strategy and DM2.1 of Islington's Development Management Policies.

Reason 3: The proposed development will provide a substandard level of accommodation to the detriment of the amenity for future occupiers, by reason of poor outlook contrary to policy DM3.4 of Islington's Development Management Policies, and Policy CS12 of the Core Strategy (2011) and Policy 3.3 of the London Plan 2011.

The meeting ended at 8.45 pm

CHAIR