

Planning Sub Committee B - 8 October 2015

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 8 October 2015 at 7.30 pm.

Present: **Councillors:** Martin Klute (Chair), Tim Nicholls (Vice-Chair), Paul Convery, Osh Gantly and Rakhia Ismail

Councillor Martin Klute in the Chair

- 139** **INTRODUCTIONS (Item A1)**
Councillor Klute 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.
- 140** **APOLOGIES FOR ABSENCE (Item A2)**
None.
- 141** **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**
None.
- 142** **DECLARATIONS OF INTEREST (Item A4)**
Councillor Convery declared a prejudicial interest in Item B3, Archway Bridge and left the room during the discussion of this item. Councillor Convery declared a personal interest in Item B5, Elizabeth Garrett Anderson School as his wife was a school governor.
- 143** **ORDER OF BUSINESS (Item A5)**
The order of the business would be B4, B7, B8, B2, B5, B1, B3 and B6.
- 144** **MINUTES OF PREVIOUS MEETING (Item A6)**
RESOLVED
That the minutes of the meeting held on the 3 September 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.
- 145** **18 CROWFIELD HOUSE, 125 Highbury New Park, N5 2DU (Item B1)**
Installation of new domestic fire protection system. The works include the installation of a water storage tank, fire booster pumps, controllers and appropriate pipework being situated at the rear of the block of flats at Crowfield House.
(Planning application P2015/2430/FUL)
RESOLVED that planning permission be granted subject to the conditions and informatives set out in the report.
- 146** **627-635 Holloway Road, N19 5SS (Item B2)**
Installation of air conditioning plant at the rear of the site.
(Planning application P2015/2002/FUL).

In the discussion the following points were made:-

- The noise survey had been taken from a proxy position location that had not been agreed with Council officers prior to the survey being undertaken.

Planning Sub Committee B - 8 October 2015

- It was considered that the proxy position was a very different environment from the area where noise levels would have normally been taken.
- It was noted that version 1.1 of the noise survey had been uploaded to the website following the first consultation and a further consultation should have been issued.

RESOLVED that this item be deferred for a further acoustic survey to be undertaken in the immediate environment where the plant is proposed to be located and for reconsultation to take place following the survey.

147 **ARCHWAY BRIDGE, ARCHWAY ROAD, N19 (Item B3)**

Listed Building Consent application in connection with proposed anti-suicide measures by installation of fencing to bridge parapet.
(Planning application P2015/5109/LBC)

Councillor Paul Convery declared a prejudicial interest in this item and left the room during the discussion.

In the discussion the following points were made:-

- It was noted that the proposals would cause some visual harm to the heritage asset but this was considered less than substantial and outweighed by the public benefit.

RESOLVED that planning permission be granted subject to the conditions in the report.

148 **CHADWELL STREET CAR PARK, CHADWELL STREET, EC1R 1YE (Item B4)**

Redevelopment of land to the south of Chadwell Street (vacant car park) to provide seven new houses together with associated access, amenity space and landscaping arrangements. (FUL). Listed Building Consent for the removal of the front boundary treatment (onto Chadwell Street) comprising dwarf wall and brick pillars (LBC).
(Planning application P2015/2406/FUL & P2015/2398/LBC).

In the discussion the following points were made:-

- A maximum 45m distance was required for fire brigade access. The furthest distance on the site was approximately 47-50m. Alternative solutions would need to be provided.
- It was noted that concerns expressed regarding works to the party wall at 11 Chadwell Street would be covered under the Party Wall Act.
- The concerns raised that the design had an unsuccessful visual appearance and was not considered to be well proportioned.
- The concern raised that the entrance to the development was through a gate, which was considered contrary to the Urban Design guide and required justification.

Councillor Martin Klute proposed a motion that was seconded by Councillor Osh Gantly.

RESOLVED that planning permission be refused for reasons of design and the gating of the development in a conservation area.

149 **ELIZABETH GARRETT ANDERSON SCHOOL, DONEGAL STREET,, N1 9QG (Item B5)**

Erection of a single storey classroom pod for use as additional teaching space.
(Planning application P2015/1780/FUL)

RESOLVED that planning permission be granted subject to the conditions and informatives set out in the report.

- 150** **MARGARET MCMILLAN NURSERY SCHOOL, 31 HORNSEY RISE, N19 3SF (Item B6)**
Conversion of the loft space and erection of a dormer roof extension to the rear (western) roof slope of the nursery school and Children's Centre buildings for use as a meeting/training room in association with the nursery and children's centre.
(Planning application P2015/2452/FUL)

RESOLVED that planning permission be granted subject to the conditions and informatives set out in the report

- 151** **4, 9, 10-37 LEGION CLOSE, N1 1PJ (Item B7)**
Replacement of existing single glazed windows and doors with UPVC double glazed windows.
(Planning application P2014/3189/FUL).

The planning officer reported the addition of two further plans numbers:- LEG 01A and 01B.

RESOLVED that planning permission be granted subject to the conditions and informatives in the report.

- 152** **UNIT 2, WELLS HOUSE, 5-7 WELLS TERRACE, N4 3JU (Item B8)**
Change of use from retail use (Use class A1) to drinking establishment (Use class A4) together with alterations to shopfront.
(Planning application P2015/2662/FUL)

In the discussion the following points were made:-

- Policy DM 4.5 B (iii) required that two years of marketing information was to be provided to demonstrated that there was no realistic prospect of the unit being used for an A1 retail purpose.
- The marketing information, provided by the applicant was deficient in respect of four requirements.

RESOLVED that the application be refused for the reasons set out in the report.

The meeting ended at 9.45 pm

CHAIR