

Planning Sub Committee B - 24 November 2015

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 24 November 2015 at 7.30 pm.

Present: **Councillors:** Paul Convery, Alice Donovan, Martin Klute, Tim Nicholls and Angela Picknell.

Councillor Martin Klute in the Chair

153 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.

154 APOLOGIES FOR ABSENCE (Item A2)

None.

155 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

Councillor Picknell substituted for Councillor Gantly.

156 DECLARATIONS OF INTEREST (Item A4)

None.

157 MINUTES OF PREVIOUS MEETING (Item A5)

That the minutes of the meeting held on the 8 October 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

158 ORDER OF BUSINESS (Item A6)

The order of business was as set out in the agenda.

159 1-2A HERMES STREET AND 116-118 PENTONVILLE ROAD, N1 9JD (Item B1)

Expansion of basement area for B1 office space, alterations to existing ground floor office (B1) floor space, demolition of two buildings within the site, conversion of second floor office floor space to residential (C3), erection of new two storey building and construction of single storey extensions at first, third and fourth floor level to accommodate an additional six (6) residential units with associated amenity, cycle parking, waste storage and photovoltaic panels. (P2014/4558/FUL)

The officer set out the following amendments to the report:-

- a) That Plan 1315-PL200-B be deleted from condition 2;
- b) Conditions 6 and 11 to read:- Prior to 'superstructure' works with the deletion of the word commencement;
- c) Condition 8 to read BREEAM (refurbishment) 2014 and not 2008.
- d) Condition 10 be amended to include obscure glazing and/or suitable louvre system with full details submitted to and approved in writing by the planning authority prior to superstructure works;
- e) Paragraph 10.46 of the report to read Flat 4 and not Flat 5.

Planning Sub Committee B - 24 November 2015

In the discussion the following points were made:-

- The concern regarding the number and use for the refuse storage bins indicated on the plan.
- It was noted that all of the windows on the west facing elevation for Hill House were included in the daylight sunlight report and found to be within BRE guidelines.
- The daylight in the basement was compliant for office use and it was noted that the darkest areas would be used for storage.
- It was noted that there was a condition that solid brickwork would be used.

Councillor Convery proposed a motion regarding the use of the refuse bins which was seconded by Councillor Klute and carried.

RESOLVED that planning permission be granted subject to the conditions detailed and to include amendments above, informatives, the inclusion of a condition to ensure that bins were used for refuse only and the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1980 securing the Heads of Terms as set out in the report.

160 **55 CARLETON ROAD, N7 0ET (Item B2)**

Erection of sedum clad office pod in rear garden. (P2015/2288/FUL)

The planning officer informed the Sub-Committee of the following amendment to informative 3:- Construction to replace the word development and the hours of construction would be until 6pm weekdays and not 5pm as stated.

In the discussion the following points were made:-

- The rear of the garden was at an elevated level to the ground level of the main buildings, which would further emphasise the scale of the proposed building.
- The site was in the Tufnell Park conservation area.
- The Sub-Committee were not opposed in principle to the addition of outbuildings in gardens.
- Concern was raised regarding the height and depth of the proposal, especially in relation to the claimed proposed use of the building as a 'home office'.

Councillor Convery proposed a motion to refuse the application which was seconded by Councillor Klute and carried.

RESOLVED that planning permission be refused for reasons of scale and massing, the final wording to be delegated to officers and agreed in consultation with the Chair.

161 **CHADWELL STREET CAR PARK, CHADWELL STREET EC1R 1XD (Item B3)**

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). (P2015/2406/FUL and P2015/2398/LBC)

In the discussion the following points were made:-

- The Sub-Committee noted the reason for refusal at the last meeting of Planning Sub-Committee B on the 8 October 2015 and were asked to review the second reason for refusal regarding gated development.
- The gates to the development were not used as a reason for refusal for a previous application and at appeal were not considered by the Inspector.

Planning Sub Committee B - 24 November 2015

- The site currently had gate access and officers considered that the provision of gates would not be contrary to planning policy.
- The Development Management policy stated that gated development was generally unacceptable, other than for backland developments where there was no possibility of creating a through route.
- The Chair considered that a refusal on the grounds of gated development would be against policy.
- The Sub-Committee were asked to agree the reasons for refusal for the listed building consent as detailed in the report.

RESOLVED that

- a) The reason for refusal for the full application be amended to be on a design basis only and to read as follows:- The proposed dwellings 2-6 to the rear part of the site, by reason of the complex plan-form, design siting and form would appear to be an incongruous addition to the townscape out of keeping with the character and appearance of the New River Head conservation area and having a harmful material impact upon the setting of the adjacent listed buildings. As such the proposal would be contrary to policies CW8 and CS9 of the Islington Core Strategy (2011), policies DM2.1 and DM2.3 of the Islington Development Management Policies (2013), the Conservation Area Design Guidelines (2002) and the Islington Urban Design Guide (2006).
- b) The listed building consent be refused for the following reason :- In the absence of any approved plans to redevelop the site, the removal of the listed dwarf wall and brick pillars will be harmful to the setting of the listed buildings. This is contrary to policies CS8 and CS9 of the Adopted Islington Core Strategy (2011) and policy DM2.3 of the Adopted Development Management Policies 2013.

162

FLAT B, 60 BEVERSBROOK ROAD, N19 4QH (Item B4)

Creation of a rear roof terrace on existing flat roof area at 2nd floor level through the installation of decking set in by 0.4m from side elevation and 2.8 metres from the rear elevation. Lowering of existing window sill and installation of access door and installation of a 1.6m high opaque glazed privacy screen and a 1.1m glazed screen. (P2015/2343/FUL)

In the discussion the following points were made:-

- Following a visit by the enforcement team, no further work to the terrace had been undertaken and the applicant had acted on all advice given by officers.
- Revisions had been made to the original application to reposition and reduce the height of the screen in response to concerns regarding the visual impact of the screen.
- It was considered that the privacy screen would prevent an unacceptable increase in overlooking to the neighbour.
- It was considered that planting could address the amplification of noise on the terrace.
- Weekend working was not considered appropriate when works were situated close to neighbouring bedrooms.

Councillor Klute proposed an amendment to condition 5 to require all timber decking to be removed outside the permitted screen area and proposed an additional condition to ensure no lighting on the terrace, which was seconded by Councillor Nicholls and carried.

Councillor Nicholls proposed an additional condition that there be planting up to a height of 1.6 m high on the side screen and an additional condition that work be construction work be limited to the hours of 9am - 5pm on weekdays only, which was seconded by Councillor Klute and carried.

RESOLVED that planning permission be granted subject to the conditions and informatives detailed in the report and the amendment/addition of the conditions detailed above, the final wording delegated to officers in consultation with the Chair.

163 **LAND AT SPA GREEN ESTATE, ST JOHN STREET, EC1R 4TT (Item B5)**

Alterations to existing multi use games area including resurfacing of games area, provision of new 3.57 metre fencing to outside of games area, alteration of the layout of games area, provision of new entrance into the games area and associated landscaping works (Council's Own application) (P2015/3194/FUL)

RESOLVED that planning permission be granted subject to the conditions, informative and a Director's Level Service Agreement securing the Heads of Terms as set out in the report.

164 **PLAYGROUND BETWEEN 92 AND 94 BRIDE STREET, N7 (Item B6)**

Refurbishment of pitch to include artificial turf pitch plus new entrance with ramp, cycle stands, associated fencing, lighting and renewal of safety surfaces to playground area. (P2015/3442/FUL)

RESOLVED that planning permission be granted subject to the conditions, informative and the completion of a Director's Service Level Agreement securing the Heads of Terms as set out in the report.

The meeting ended at 9.15 pm

CHAIR