

London Borough of Islington

Planning Committee - 19 January 2016

Minutes of the meeting of the Planning Committee held at Council Chamber - Town Hall on 19 January 2016 at 7.30 pm.

Present: **Councillors:** Robert Khan (Chair), Kat Fletcher (Vice-Chair), Martin Klute (Vice-Chair), Paul Convery, Alice Donovan, Tim Nicholls, Angela Picknell, David Poyser and Marian Spall

Councillor Robert Khan in the Chair

161 INTRODUCTIONS (Item A1)

Councillor Khan welcomed everyone to the meeting. Members of the Committee and officers introduced themselves and the Chair outlined the procedures for the meeting.

162 APOLOGIES FOR ABSENCE (Item A2)

Apologies were received from Councillor Chowdhury.

163 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no substitute members.

164 DECLARATIONS OF INTEREST (Item A4)

Councillor Donovan declared that she had a predetermined view on Agenda Item B1 so would not take part in the consideration of this item. Councillors Poyser and Spall declared that they had a predetermined view on Agenda Item B4 so would not take part in the consideration of this item. Councillor Poyser declared that, in relation to Agenda Item B3, he was a member of the Town Centre Management Group.

165 ORDER OF BUSINESS (Item A5)

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

166 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 10 December 2015 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

167 119 FARRINGDON ROAD, LONDON, EC1R 3DA (Item B1)

Demolition and redevelopment of the existing office building (Class B1) to provide an 8 storey (plus lower ground floor) building with office use (Class B1) at part lower ground, part ground and upper floors and flexible commercial uses (Class A1, A3, D1) at part lower ground and part ground floor level along with associated landscaping and a new area of public realm.

(Planning application number: P2015/4143/FUL)

Councillor Donovan, who had declared an interest in this item, left the table for the consideration of this item.

Planning Committee - 19 January 2016

In the discussion the following points were made:

- Concern was raised about the level of affordable workspace provision and whether the units were in fact designed for small and micro enterprises as sought by policy) and not medium sized enterprises.
- The amount of uplift compared to the total employment floorspace within the scheme was queried in relation to the affordable workspace offer.
- The lack of affordable housing was considered. The planning officer stated that it would be possible to include residential units in the scheme but this would reduce the amount of office floorspace. Heritage and conservation policies meant it was not possible to add more floors to the scheme.
- Discussion took place on whether the proposed affordable housing contribution was satisfactory.
- The loss of some of the plane trees was discussed.
- It was stated that the issue of trees hung in the balance and if all other aspects of the proposal were clear, then there might be a case justifying their loss based on the mitigation set out in the scheme.
- The planning officer clarified that there would be 461sqm of floorspace for micro or small businesses and affordable workspace.
- The amenity of residents of Crawford Passage was considered as this route would be for service delivery.
- The design was considered consistent with the street scene.

Councillor Khan proposed a motion to defer the application for further work to be done on the affordable housing contribution, affordable workspace provision and the further servicing information for Crawford Passage. This was seconded by Councillor Klute and carried.

RESOLVED:

That planning permission be deferred for the reasons outlined above.

168

423-425, 429-435 [ODD] CALEDONIAN ROAD; 1-11 BALMORAL GROVE; 4-6 [EVEN] BREWERY ROAD AND GROVE HOUSE, 1 MARKET ROAD, LONDON, N1 (Item B2)

Demolition of all existing buildings on site to provide a mixed use development within new buildings ranging from 1-11 storeys; providing 252 residential units [use class C3]; flexible employment [use class B1 a-c]; flexible retail [use class A1-A3]; and community [use class D1] floorspace; together with the creation of a new central vehicular and pedestrian access route through the site from Market Road to Brewery Road and associated highway works; basement car parking; cycle parking; creation of a new pedestrian access into the site from Caledonian Road; and provision of open space and associated works of hard and soft landscaping.

(Planning application number: P2015/3989/FUL)

In the discussion the following points were made:

- An addendum report had been circulated and a copy would be interleaved with the agenda.
- The daylight/sunlight impact on Carrick House was considered.
- The estimated employment figures of between 184 and 641 were based on the proposed floorspace being flexible within Use Classes B1a-c. If the floorspace was put to office (B1a) use, then the development could support up to 641 full time equivalent jobs, whereas if it was put to uses falling within Classes B1b-c, then the employment density on the site would be lower.
- At earlier Design Review Panels, building heights had been raised as a concern but this was not identified as an issue at the most recent Panel. The height of some of

Planning Committee - 19 January 2016

the buildings had been reduced following feedback from the Panel, whilst the highest building would be marginally under 30m and a datum levels condition was recommended to ensure that it would not exceed the proposed height.

- The requirement for 475 residential cycle spaces was based upon Development Plan policy requirements which sought a provision equivalent to one space per bedroom.
- The impact on the listed building was considered, in relation to the height of the immediately adjacent building and concerns raised by the DRP in relation to its height.
- The proposed 40.5% (by unit number) affordable housing provision was lower than the 50% policy requirement. The independent surveyors appointed by the council confirmed that this was the maximum provision that the scheme could viably support. The applicant's viability model indicated that the scheme would produce a deficit but would be viable based upon anticipated sales value growth over the course of the development programme, and this was a commercial risk accepted by the applicant. The applicant and Family Mosaic (Registered Provider) confirmed that a contract for the purchase of the affordable housing subject to the grant of planning permission had been signed.
- It was noted that the developer had liaised with Haywards Playgrounds in addressing their concerns.
- The scheme would provide a good amount of affordable housing and upgraded commercial floorspace.
- The scheme would deliver a policy compliant amount of affordable workspace which would be suitable for small or micro operators and also be affordable and 50% of market rents.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1, as revised by the addendum report; and subject to the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1; and subject to any direction by the Mayor of London to refuse the application or for it to be called in for the determination by the Mayor of London; and subject to the completion of a stopping up order for Balmoral Grove.

169

HILL HOUSE, 17 HIGHGATE HILL, LONDON, N19 5NA (Item B3)

Recladding of existing building; creation of a new residential entrance in eastern façade; erection of a ground floor front extension and reconfiguration of existing retail floorspace; installation of new shop fronts; erection of a wind canopy and landscaping; creation of roof terraces above the plinth; erection of a two storey extension to the tower to create 9 self-contained dwellings and rooftop terraces; and creation of a 2 storey refuse/recycling facilities and cycle store in undercroft of west elevation.

(Planning application number: P2015/3977/FUL)

In the discussion the following points were made:

- Permeability would not be affected as the details of the scheme had already been approved.
- The planning officer stated that the extra height, when canopies were used, would have a neutral impact on wind levels.
- The proposals had to be judged on their merits and therefore the committee would not discuss the overall masterplan.

RESOLVED:

That planning permission be granted subject to the conditions, informatives and Section 106 legal agreement set out in Appendix 1 of the officer report.

170

**SOUTHERN PART OF THE SITE OF WHITEHALL PARK PRIMARY SCHOOL
(FORMERLY ASHMOUNT PRIMARY SCHOOL), ASHMOUNT ROAD, LONDON, N19
3BH (Item B4)**

The demolition of the existing buildings on the southern part of the Former Ashmount School site and the erection of 46 residential units in three blocks with associated landscaping.

(Planning application number: P2015/2913/FUL)

Councillors Poyser and Spall, who had declared an interest in this item, left the table for the consideration of this item.

In the discussion the following points were made:

- An addendum report had been circulated and a copy would be interleaved with the agenda. In the addendum report a number of conditions had been amended.
- The planning officer confirmed that the community use agreement for the Multi Use Games Area (MUGA) would be secured as part of the S106 agreement related to the Whitehall Park School planning permission. Proposed condition 25 of this recommendation also sought details to secure access from this development into the MUGA outside of school hours, the details of which were to be drawn up in conjunction with the school's S106 requirement.
- Following concern from objectors that there might not be sufficient playspace for those over 12 years old, the planning officer stated that they would be able to use the MUGA. When the MUGA was not available (due to the school being in session) then those children would also still be at school themselves.
- There was an eclectic mix of architectural styles of houses and flats on Ashmount Road and within the wider conservation area.
- A member suggested that the design of the Ashmount Road elevation could be improved by more detailed modelling, including picking up on the brickwork variations in the conservation area.
- Contractors should engage with the school and the Education Funding Authority (EFA) to ensure construction would not affect the children's learning.
- A member referred to initial concerns regarding overshadowing, but was reassured by the dual aspect design of the main habitable rooms.
- The Design Review Panel were not concerned about the loss of trees as they would be reprovided.
- It was noted that the lost trees would be replaced at a greater number and would achieve a slightly greater canopy cover, and future residents would be made aware of the relationship with retained trees.
- A member commented that the architects, PTE had done good work in the borough previously.
- Compromises had to be made in applying policies and in this case it was considered that safeguards had been put in place to mitigate problems and deliver social benefits.
- The scheme provided a high percentage of affordable housing, for which there was a desperate need.

Councillor Klute proposed a motion to add conditions to require further detailed modelling work to be conducted on the design of the Ashmount Road elevation and to require the contractors to engage with the school so that construction could go ahead

Planning Committee - 19 January 2016

and not affect the children's learning. These were seconded by Councillor Fletcher and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report as amended by the addendum report and the conditions set out above, the wording of which was delegated to officers; plus the prior completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 of the officer report.

171

PLANNING ENFORCEMENT AND APPEAL PERFORMANCE: YEAR END 2014/2015
(Item C1)

RESOLVED:

That the report be noted.

WORDING DELEGATED TO OFFICERS

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

MINUTE 170

**SOUTHERN PART OF THE SITE OF WHITEHALL PARK PRIMARY SCHOOL
(FORMERLY ASHMOUNT PRIMARY SCHOOL), ASHMOUNT ROAD, LONDON, N19
3BH**

Additional Condition – Ashmount Road Elevations – Updated Detailed Design:

CONDITION: Notwithstanding the approved drawings, amended Ashmount Road elevations (Blocks A1 and B1) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site.

The details shall be submitted in 1:50 scale, with detailed 1:20 drawings to show intricate details to deliver a more detailed modelling of these elevations, including picking up on the brickwork variations in the conservation area.

The development shall be carried out strictly in accordance with the details and samples so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: In the interests of improving the design of the Ashmount Road elevation through more detailed modelling, including picking up on the brickwork variations in the wider conservation area.

Amended Condition 6:

CONDITION: Notwithstanding the Demolition Survey Report submitted and approved, no development (including demolition works) shall take place on site unless and until a programme/plan indicating the extent of the separate construction phases of the development and the order in which the phases are to be completed has been submitted to and approved in writing by the Local Planning Authority.

The details shall include details of safe and separate temporary pupil entrance routes, playground areas etc. designed and laid out in a manner that safeguards pupil safety and education provision (in the event that construction commences prior to the movement of the school to its permanent site).

The details of the phasing for construction shall be drafted in conjunction with discussions with the school and Education Funding Authority (EFA) to ensure construction would not affect the children's' learning. Details of this engagement shall be submitted as part of the application to discharge this planning condition.

The development shall not be carried out otherwise in accordance with the programme/plan so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the phased construction is logical, appropriate and does not unduly impact on neighbouring residential amenity or the locality generally and to safeguard the continued and effective school operation and to maintain pupil safety.

Update to Condition 34 - Accessible Housing – Major Schemes (Details):

CONDITION: Notwithstanding the Design and Access Statement and plans hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority, prior to any works commencing on site (with the exception of site clearance) confirming which of the residential units hereby approved shall be constructed to (of the National Standard for Housing Design as set out in the Approved Document M 2015 'Accessible and adaptable dwellings'):

- a. Category 2 : M4 (2)
- b. Category 1

However, no less than four (4) x 2 bedroom units shall be constructed to Category 3 (of the National Standard for Housing Design as set out in the Approved Document M 2015).

Building Regulations Approved Plans and Decision Advice Notice, confirming that the units approved to each category, shall be submitted to and approved in writing by LPA prior to any superstructure works beginning on site.

The development shall be constructed strictly in accordance with the details so approved.

REASON: –To secure the provision of visitable, adaptable and wheelchair accessible homes appropriate to meet diverse and changing needs, in accordance with London Plan Policy (2015) 3.8.

Condition 7 as amended by the addendum report:

CONDITION: Notwithstanding the Demolition Survey Report submitted and approved, no development (including demolition works) shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.

This condition may be discharged in two parts, or phased in accordance with the details approved under condition 6:

- a. Demolition phase; and
- b. Construction phase.

The approved Statement(s) shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

The approved Statement(s) shall be prepared in the context of the approved phasing strategy and the need to ensure that the following details are located and carried out in a manner that seeks to protect the safety of school pupils arriving and leaving and using the school (both temporary and recently approved scheme). Consideration for pupil drop offs should also be considered and movement of construction vehicles should have particular regard to and avoid significant vehicle movements at school start and school end times in order to minimise potential conflicts between pupils and construction vehicles.

Planning Committee - 19 January 2016

The report(s) shall confirm that noise works will not take place outside of the following hours (including Sundays and public and bank holidays):

- 8am and 6pm, Monday to Friday and
- 8am and 1pm, Saturdays.

The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation and to safeguard the continued and effective school operation and to maintain pupil safety.

Condition 8 as amended by the addendum report:

CONDITION: No development (including demolition works) shall take place on site unless and until a Construction Environmental Management Plan (CEMP) assessing the environmental impacts of the development has been submitted to and approved in writing by the Local Planning Authority.

This condition may be discharged in two parts, or phased in accordance with the details approved under condition 6:

- i) Demolition phase; and
- ii) Construction phase.

The details shall include (but not limited to):

- a. noise;
- b. air quality including dust, smoke and odour;
- c. vibration; and
- d. TV reception).

The report(s) shall assess impacts during the demolition and construction phase of the development on nearby residents and other occupiers together with means of mitigating any identified impacts. The report shall pay reference to Islington's Code of Construction Practice the GLA's SPG on Control of Dust from construction and demolition (including the NMRR register), BS5228:2009 and any other guidance.

The report(s) shall confirm that noise works will not take place outside of the following hours (including Sundays and public and bank holidays):

- 8am and 6pm, Monday to Friday and
- 8am and 1pm, Saturdays.

The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: In order to minimise impacts on the amenity of neighbouring residents, and maintain highway safety and the free flow of traffic on the surrounding highway network and to safeguard the continued and effective school operation and to maintain pupil safety.

Condition 16 as amended by the addendum report:

CONDITION: Details (1:20) of all boundary treatment(s) including cross sections and elevations and a 1:50 scale (minimum) site location sections shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of the

Planning Committee - 19 January 2016

development. The details shall include all walls, fencing, gates, footings, their design, appearance and materials, the details shall indicate whether the boundary treatments form proposed, retained or altered boundary treatments.

The details shall include an: arboricultural method statement for all boundaries informing the:

- placement of footings; and
- the method of constructing them (i.e. by hand dig).

The drawings shall also be informed by a site survey that shall accompany the discharge of condition submission.

The applicant shall formulate the boundary treatment proposal in consultation with local residents who will directly adjoin the site and the submitted details shall include a summary of consultation undertaken.

The submitted details shall be consulted on with local residents who directly share a boundary with the site. Residents will therefore have the opportunity to submit comments to the Local Planning Authority for its consideration prior to determination of the condition discharge application.

The boundary treatments shall be carried out strictly in accordance with the details so approved, installed/erected/operational prior to the first occupation of the development and shall be maintained as such thereafter.

REASON: To ensure that the resulting boundary treatment(s) is functional, attractive and secure, and designed and installed in a way that protect the roots of retained, protected trees, in consultation with local residents who share the above concerns.

The meeting ended at 10.30 pm

CHAIR