

London Borough of Islington

Planning Sub Committee A - 12 April 2016

Minutes of the meeting of the Planning Sub Committee A held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 12 April 2016 at 7.30 pm.

Present: **Councillors:** Kat Fletcher (Chair), David Poyser (Vice-Chair), Jilani Chowdhury and Martin Klute (Substitute) (In place of Marian Spall)
Also Present: **Councillors:** Clare Jeapes

Councillor Kat Fletcher in the Chair

162 **INTRODUCTIONS (Item A1)**

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

163 **APOLOGIES FOR ABSENCE (Item A2)**

Apologies were received from Councillors Khan and Spall.

164 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

Councillor Klute substituted for Councillor Spall.

165 **DECLARATIONS OF INTEREST (Item A4)**

In relation to Agenda Item B3, Councillor Poyser declared that he was a member of the Whitehall Park Residents' Association.

166 **ORDER OF BUSINESS (Item A5)**

The order of business would be B4, B1, B2, B7, B10, B3, B5, B6, B9, B8.

167 **MINUTES OF PREVIOUS MEETING (Item A6)**

That the minutes of the meeting held on 23 February 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

168 **14 FREEGROVE ROAD, LONDON, N7 9JN (Item B1)**

Construction of a single storey rear extension with flat roof and evacuation works to create basement level accommodation with roof lights set in the patio.

(Planning application number: P2015/4363/FUL)

In the discussion the following points were made:

- This application was submitted prior to the council's Basement Development SPD being adopted in January 2016.
- The basement was not under the existing building.
- Due to national policy, it was not possible to include construction impacts on neighbouring amenity. Conditions and the Party Wall Act minimised impact.
- The adjoining neighbour was advised to use a party wall surveyor.

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Councillor Fletcher proposed a motion for officers to consult all residents previously consulted about the proposal on Condition 4 – Construction Method Statement (Details) and Condition 5 - Structural Methods Statement. This was seconded by Councillor Klute and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report with residents being consulted on Conditions 4 and 5 as outlined above.

169

1A SUDELEY STREET, LONDON, N1 8LB (Item B2)

Application for Variation of Condition 11 (hours of operation) of Planning Permission (ref: P2015/1015/FUL) dated 07/05/2015 for extension to the approved opening hours, from 11:00 to 00:00 Mondays to Saturdays and 12:00 to 23:00 on Sundays; to 08:00 to 00:00 on Mondays to Saturdays and 08:00 to 23:00 on Sundays, in order to offer a breakfast service between the hours of 08:00 and 11:00 hours Monday to Sunday.

(Planning application number: P2015/4465/S73)

In the discussion the following points were made:

- The planning officer advised that an additional condition should be added to require the submission of an operation management which should detail that there would be no outdoor seating for breakfast customers and that there would be no queueing outside the premises at any time.
- The timing of deliveries was considered.
- The applicant confirmed there were no plans to extend the licensing hours.

Councillor Poyser proposed a motion to amend the earliest delivery time on Sundays to 10am. This was seconded by Councillor Klute and carried.

Councillor Klute proposed a motion to add a latest delivery time of 10pm Monday-Saturday and 8pm on Sundays. This was seconded by Councillor Poyser and carried.

RESOLVED:

That planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the officer report plus the conditions as outlined above.

170

32 FITZWARREN GARDENS, LONDON, N19 3TP (Item B3)

Partial demolition of roof and creation of new hipped roof with two rear dormer windows, obscurely glazed rear terrace to create new loft floor (comprising bedroom and bathroom and small terrace) and new roof light on flank elevation facing No. 34. Partial demolition of garage and erection of single storey extension over remainder; partial over cladding with facing brickwork; creation of new front porch and internal reconfiguration of the existing single family dwelling house.

(Planning application number: P2016/0128/FUL)

In the discussion the following points were made:

- The site was a difficult site as the land varied in height by one storey from front to back.
- It was not considered that the proposed development would harm the Arts and Crafts feel of the street.

RESOLVED:

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

171 **44 ECCLESBOURNE ROAD, LONDON, N1 3AE (Item B4)**

Section 73 application for the variation to conditions 2 (approved drawings);

- addition of a storey to accommodate a bedroom and bathroom with green roof and photovoltaic panels
- lowering of the floor level to the ground floor
- alteration to design of ground floor roof
- enlargement of ground floor and first floors
- alterations to materials including brickwork
- alterations to fenestration and introduction of perforated brick screens with balconies to front and side elevations
- alteration to height and design of front boundary treatment, plus alterations to boundary walls

Plus removal of conditions 4 (projecting white glazed frame) and 10 (roof terrace) of planning consent ref P112814 dated 29/3.2012.

(Planning application number: P2015/4462/S73)

In the discussion the following points were made:

- The proposal was on a larger scale than the other modern homes in the area. In line with policy modern buildings should be subservient to the other buildings.
- Concern was raised that the proposed house would be overbearing and not sympathetic to the conservation area.
- The size of the gap between the houses and planning policy on this was considered.
- The tree shown in some of the elevations would remain.

Councillor Klute proposed a motion that if planning permission was to be refused, the reason for refusal as set out in Appendix 1 of the officer report be amended to include the proposed house being overbearing in a general sense. This was seconded by Councillor Chowdhury and carried.

RESOLVED:

That planning permission be refused for the reason set out in Appendix 1 in the officer report as amended by the motion above with the wording being delegated to officers in conjunction with the Chair.

172 **52-54 ST JOHN STREET, LONDON, EC1M 4HF (Item B5)**

Refurbishment works comprising installation of replacement windows, doors and new canopies to front façade, lift overrun and plant enclosure at roof level of front building and glazed infill between front and back building at ground floor level.

(Planning application number: P2015/1947/FUL)

RESOLVED:

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

173 **CANONBURY COURT, HAWES STREET, ISLINGTON, LONDON (Item B6)**

Replacement of existing single glazed windows with double glazed aluminium framed windows. Installation of additional railings onto the existing flat roof of the staircase.

(Planning application number: P2015/0166/FUL)

In the discussion the following points were made:

- The replacement windows would have a different fenestration pattern to the existing windows.
- There was currently a mix of different types of windows.
- Replacing the windows would give consistency across the building.
- The conservation officer had raised concerns about the original crittall windows being replaced by aluminium windows. Officers had tried to address this by sourcing as thin as possible frames. Cost was also a factor and aluminium was the most cost effective solution.
- Members were shown an example window frame.
- It was considered that the grey frames would minimise the impact of the windows.

RESOLVED:

That planning permission be granted subject to the conditions and informative set out in Appendix 1 of the officer report.

174 **LAND AT TURK'S HEAD YARD, 75A TURNMILL STREET, LONDON, EC1M 5SY (Item B7)**

Construction of a three storey over basement building comprising six new residential units (3x3 bed flats, 2x2 bed flats and 1x1 bed flat) with associated amenity space and landscaping.

(Planning application number: P2014/1808/FUL)

In the discussion the following points were made:

- The planning officer advised that recommendation A in the officer report should be amended to state that the heads of terms be paid "prior to commencement" rather than "on practical completion of the development" as currently stated.
- Concern was raised that the visualisations did not show brickwork. Officers confirmed that the approved drawings showed the brickwork. However the elevations had not been included in the list of drawings. This would be amended.
- The building was sympathetic to the area.
- Residential provision in the area was welcomed.
- The appeal decision did not discuss land use.

RESOLVED:

That planning permission be granted 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 of the officer report and subject to the conditions and informative set out in Appendix 1 of the officer report as amended above.

175 **PLAYGROUND AT REAR AND UNDERCROFT AREA OF 21-36 OUTRAM PLACE, LONDON, N1 0UX (Item B8)**

Retention of the construction and conversion of undercroft car parking area into offices, locker rooms, storage and kitchen facilities and the use of the playground, to the north of Bingfield Street for parking for service vehicles.

(Planning application number: P2016/0339/FUL)

RESOLVED:

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

176 **TOP FLOOR FLAT, 63 AMBLER ROAD, LONDON, N4 2QS (Item B9)**

Second floor addition on top of existing 2 storey flat roofed rear wing.

(Planning application number: P2015/3283/FUL)

In the discussion the following points were made:

- The planning officer advised that there was an open enforcement case against the next door extension as the roof had been built flat rather than as per the slope on the approved drawings.
- The proposed extension had been designed to match the neighbouring extension.

RESOLVED:

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

177 **WORCESTER POINT, CENTRAL STREET, LONDON, EC1V 8AZ (Item B10)**

Erection of a single storey structure at sixth floor (roof) level to create a 1 x 2 bedroom flat and a 1 x 1 bedroom flat.

(Planning application number: P2016/0060/FUL)

In the discussion the following points were made:

- The potential for setting a precedent was not a material consideration.
- If similar schemes were submitted for other parts of the building they would be more visible from the public realm.
- The proposed extension would not be very visible from the public realm.
- The application was consistent with policy.
- The biodiversity on the roof would remain.
- Objectors' frustrations with additions being put on new build development were understood.

RESOLVED:

That planning permission be granted 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 of the officer report and subject to the conditions and informative set out in Appendix 1 of the officer report.

WORDING DELEGATED TO OFFICERS

MINUTE 171

44 ECCLESBOURNE ROAD, LONDON, N1 3AE

REASON FOR REFUSAL: The proposed additional storey and external alterations including the perforated brick screens and recessed balconies to the front elevation by reason of their inappropriate design, scale, bulk, massing and height would form a visually overbearing, dominant and detrimental feature when seen from both the public and private realm. For these reasons the proposed alterations are harmful to the appearance of the building, the character of the streetscene, fails to preserve the character and appearance of the East Canonbury Conservation Area. The proposal is contrary to the guidance within the Urban Design Guide 2006, Conservation Area Design Guidelines, Islington's Development Management Policies DM2.1 and DM2.3, CS8 and CS9 of the Core Strategy 2011 and the NPPF (2012).

The meeting ended at 9.55 pm

CHAIR