

London Borough of Islington

**Planning Sub Committee B - 10 May 2016**

Minutes of the meeting of the Planning Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 10 May 2016 at 7.30 pm.

**Present:**           **Councillors:**       Martin Klute (Chair), Tim Nicholls (Vice-Chair), Paul Convery and Angela Picknell

**Councillor Martin Klute in the Chair**

**210       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.

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

Apologies for absence were received from Councillor Alice Donovan..

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

There were no substitute members.

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

There were no declarations of interest.

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

The order of business was B4, B5, B2, B1 and B3.

**215       MINUTES OF PREVIOUS MEETING (Item A6)**  
**RESOLVED**

That the minutes of the meeting held on the 14 March 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

**216       30 RICHMOND CRESCENT, N1 0LY (Item B1)**

Demolition of the existing lower and upper ground floor extension and replace with a two-storey rear extension to the upper and lower ground floors of the property.

(P2015/5076/FUL)

In the discussion the following points were made:-

- Due to the south facing rear elevations and the boundary treatment, it was not considered that the upper ground floor extension of 0.7m would lead to an unacceptable sense of enclosure to the neighbouring property.
- The half width extension at 0.7m was considered modest and would break down the visual prominence of an existing four storey extension.

**RESOLVED**

That planning permission be granted subject to the conditions and informatives as set out in the report.

**217      4 COLONY MEWS, N1 4RB (Item B2)**

Erection of a roof extension over existing first floor flat roof to form an additional living space at second floor level.  
(P2016/1206/FUL)

In the discussion the following points were made:-

- The Sub-Committee noted the verbal report of the legal officer that planning permission had been granted in January 2016 and that following this a pre-action protocol letter had been received threatening challenge of the planning permission. On review of the letter the officers had considered that it would be appropriate to concede the challenge on one of the grounds only, that being that the report before the Sub-Committee in January 2016 had not adequately set out for consideration the provisions of Islington's Urban Design Guide and the Newington Green Conservation Area Statement.
- It was further noted that the court's decision to agree to quash the permission was not on the basis of the planning merits of the decision to grant the planning permission but on the basis that the planning officer should have set those policies out more clearly in the report.
- The legal officer advised that generally the planning court would not review the planning merits of a decision to grant planning permission, but would consider matters such as whether the Sub-Committee had taken into account all relevant considerations.
- It was considered that, whilst there was a strong presumption against alterations and extensions of existing unbroken rooflines, this application could be considered an exception due to the fact that the development was on a backland site, with limited or no public views.
- In considering the design, the extension was considered to preserve and enhance the host building and the character and appearance of the conservation area.
- Concern was expressed that the extension was the first addition in the residential development and would therefore establish the principle of a similar roof extension on other properties in the Mews, however, it was acknowledged that this was a consideration but noted that any future application would be assessed on its own merits.
- Whilst there would be a marginal increase in overlooking, it was not considered to be such a significant increase as to sustain a refusal.

Following the use of the Chair's casting vote the following decision was agreed.

**RESOLVED**

That planning permission be granted subject to the conditions and informatives as set out in the report.

**218      7 LOXFORD GARDENS, N5 1FW (Item B3)**

Erection of ground floor rear extension. (P2016/0010/FUL).

**RESOLVED**

That planning permission be granted subject to the conditions and informatives as set out in the report.

**219      CENTRAL CLOCK TOWER, CALEDONIAN PARK, MARKET ROAD, N7 9DY (Item B4)**

Restoration of the Grade II listed Clocktower, parts of the Grade II listed historic market railings and provision of a heritage centre in Caledonian Park and associated listed building consent (P2016/0730/FUL and P2016/0736LBC).

In the discussion the following points were made:-

- Noted that some references to the numbering of paragraphs in the report were incorrect but all paragraphs were contained within the original report.
- Noted that delivery and servicing would be restricted to times to minimise impact and that the applicant stated that a trolley delivery was a possibility.
- Historic England had advised at an early stage that the location of the heritage centre at the South Gates would adversely impact on the view of the Clocktower and its setting and would not be acceptable.
- The Sub-Committee noted that it was obliged to consider the application before it and that opinions about possible alternative sites for the heritage building and café were not a material consideration in relation to the application being considered.
- Regarding concerns about anti-social behaviour and that sight lines for residents would be closed off, it was noted that there would be a regular staff presence at the centre and 24 hour CCTV would be installed to replace lost sight lines and enhance security.
- Seating could be removed if it was later found to be encouraging anti-social behaviour.
- The proposal to repair and restore the grade II listed clock tower and the grade II railings to Market Road and entrance gates, the provision of a heritage building and café was considered to outweigh the harm caused by the loss of a small amount of open space.

Councillor Convery proposed a motion, an amendment to the service and delivery condition to require the use of trolleys for deliveries which was seconded by Councillor Picknell and agreed.

**RESOLVED**

That planning permission and listed building consent be granted subject to the conditions and informatives as set out in the report and an additional condition regarding the use of trolleys for deliveries from the corner of Clock View Crescent and New Clocktower Place.

**220**

**REAR OF 121, 121A MILDMAY ROAD, N1 4PT (Item B5)**

Demolition of existing derelict outbuildings and erection of a new four-bedroom single family dwelling house including excavation of the site with associated landscaping and provision of wall hung cycle racks and refuse storage. (P2015/2213/FUL).

In the discussion the following points were made:-

- The application had been submitted prior to the adoption of a Planning Document for Basement Extensions, however, the Sub-Committee noted the legal advice that the policy would be a material consideration on the date of determination.
- Noted the officer advice that the application complied with the newly adopted policy for basements.
- The prohibition of use of the roof terrace as an amenity area had been conditioned.
- An updated structural method statement was required by condition.
- The windows at the rear of the premises were not considered to create more than usual overlooking.
- Concern was raised regarding the proposed materials.

Councillor Klute proposed a motion regarding the amendment of condition 3 regarding the materials used which was seconded by Councillor Convery and agreed.

**RESOLVED**

That planning permission be granted subject to the conditions and informatives as set out in the report and conditional upon the prior completion of a Deed of Planning Obligation made

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under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1 and the amendment of condition 3 to require the submission of materials and for materials to be agreed in consultation with the Chair.

The meeting ended at 10.15 pm

**CHAIR**

221

**WORDING DELEGATED TO OFFICERS**

**Minute 220 – Rear of 120, 121A Mildmay Road, N1 4PT**

**Condition 3**

MATERIALS (DETAILS): Notwithstanding the approved drawings, planning permission is not granted for metal cladding to the roof of the new building. Details and samples of alternative roof materials and all facing materials shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Chair of the Planning Sub-Committee prior to any superstructure work commencing on site. The details and samples shall include:

- a) roofing materials;
- b) elevational treatment;
- c) render (including colour, texture and method of application);
- d) window treatment (including sections and reveals)
- e) balustrading treatment (including sections);
- f) green procurement plan; and
- g) any other materials to be used.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

**Condition 5**

CONDITION: The development shall be designed in accordance with the principles of Inclusive Design. To achieve this the development shall incorporate/install:

- a) A gently ramped approach (not exceeding 1:12 over 2m and terminating in a level threshold);
- b) A space for a temporary entrance-level bed within the living room
- c) A 900mm wide stair for provision of future stair lift;
- d) An entrance-level WC with adequate drainage provided for a future flush-threshold shower;
- e) Adequate wheelchair turning circles within the main living spaces;
- f) Additional space for the provision of a through floor platform lift;
- g) An accessible family bathroom;
- h) Additional room for a hoist between the master bedroom and main family bathroom; and
- i) Sufficient built in storage areas.

Detailed drawings showing these requirements shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works hereby approved. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority

REASON: In order to facilitate and promote inclusive and sustainable communities.