

Planning Committee – 3 April 2014

London Borough of Islington

Planning Committee 3 April 2014

Minutes of the meeting of the Planning Committee held at the Town Hall, Upper Street, Islington, N1 2UD on 3 April 2014 at 7.30pm.

Present: **Councillors:** Robert Khan (for all items except for Items B3 and B4), Martin Klute, Rupert Perry, George Allan, Phil Kelly (for all items except for Item B3), Kaya Makarau Schwartz and Claudia Webbe.

Councillor Robert Khan in the Chair for all items except Items B3 and B4. Councillor Klute took the Chair for Items B3 and B4.

531 INTRODUCTIONS (Item A1)

Councillor Khan welcomed everyone to the meeting. Members of the Committee and officers introduced themselves. The Chair explained that the Committee would deal with the determination of planning applications and outlined the procedures for the meeting.

532 APOLOGIES FOR ABSENCE (Item A2)

There were no apologies for absence.

533 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

534 DECLARATIONS OF INTEREST (Item A4)

Councillor Khan declared that as he knew one of the objectors to Items B1 and B2, he would not take part in the discussion or decision making on these items.

535 ORDER OF BUSINESS (Item A5)

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

536 CONFIRMATION OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 10 MARCH 2014 (Item A6)

RESOLVED:

That the minutes of the meeting held on 10 March 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

537 FARMILOE SITE, 28-36 ST JOHN STREET, LONDON, EC1M 4AY (Item B1)

Retention and conversion of grade II listed office/showroom/warehouse building including internal and external alterations, demolition of 1930s extension and Atcost building, and erection of a 5-storey building, all to accommodate offices/workspace (B1 use) and flexible commercial (A1/A2/A3/D1 use) floorspace at ground floor.

(Planning application number: P2013/5063/FUL)

In the discussion the following points were made:

- The officer reported that the conditions should be amended as follows:
 - Condition 9 to be amended to refer only to the entrance to the new building.
 - Condition 14 to be expanded to include a requirement for increased green/living roof coverage and attenuation potential, with an option for submission of justification for not

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increasing coverage.

- The applicant had not yet agreed to the Section 106 Heads of Terms due to a disagreement about the way in which certain figures were calculated. If the committee resolved to grant planning permission but the Section 106 agreement was not signed within 19 weeks, officers would refuse permission. Members stressed that the matter must be resolved and the Heads of Terms in the committee report must be agreed.
- Changes had been made to the proposal following consideration by the Design Review Panel.
- Concern was raised that a supermarket could locate in the commercial space.
- An affordable workspace provider would find businesses to occupy the affordable workspace units.
- Consideration was given to whether the scale and bulk of the new building was acceptable.

Councillor Allan proposed a motion to condition the hours of opening and for servicing arrangements of the commercial units to be between 8am and 9pm. This was seconded by Councillor Rupert Perry and carried.

Councillor Klute proposed a motion to condition that the Design Review Panel be consulted on the materials and samples to be used. This was seconded by Councillor Rupert Perry and carried.

RESOLVED:

That planning permission be granted subject to a Section 106 agreement which would have to be signed within 19 weeks, any direction by the Mayor of London to refuse the application or for it to be called in for determination by the Mayor of London, the conditions and informatives in the case officer's report and the amendments to conditions outlined above, the wording of which was delegated to officers.

538 FARMILOE SITE, 28-36 ST JOHN STREET, LONDON, EC1M 4AY (Item B2)

Listed building consent application for the retention and conversion of grade II listed office/showroom/warehouse building including internal and external alterations, demolition of 1930s extension and Atcost building, and erection of a 5-storey building, all to accommodate offices/workspace (B1 use) and flexible commercial (A1/A2/A3/D1 use) floorspace at ground floor.

(Planning application number: P2013/5075/LBC)

In the discussion the following points were made:

- The officer reported that the conditions should be amended as follows:
 - Condition 7 to be deleted.
 - Condition 3 to be expanded to require a method statement and schedule of works to the covered yard and a structural report to ensure stability of the historic fabric of the south wall of the covered yard.

RESOLVED

That listed building consent be granted subject the conditions and informatives in the case officer's report and the amendments to conditions outlined above and to any direction by the Mayor of London to refuse the accompanying application for planning permission or for it to be called in for determination by the Mayor of London.

539 SITE OF THE IVY HALL COMMUNITY CENTRE AND COVERED CAR PARK, 300 HOLLY PARK, LONDON, N4 4BN (Item B3)

The demolition of an existing single storey structure occupied by the Ivy Hall Community Centre (D1 non-residential institutions use class) and also used as covered car park to construct a part-two, part-three, part-five storey mixed use building comprising a new community centre (D1 non-residential institutions use class) 1,000sqm and 23 residential unit (8 x1 bed, 2 person flats, 11 x 2bed, 4 person flats, and 4 x 3 bed, 5 person flats).

(Planning application number: P2013/4952/FUL)

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In the discussion the following points were made:

- The development was car free except for blue badge holders. Also, residents who had moved from elsewhere in the borough where they had had a parking permit for 12 months previous were entitled to apply for a permit. The effect of the development on car parking provision on the Estate was discussed.
- Items B3 and B4 were linked but were being considered separately as they were geographically apart. If the decision for Item B3 was refused, the officer recommendation for Item B4 would change as outlined in the officer's report.
- The development would result in a community centre and the provision of housing.

RESOLVED

That planning permission be granted subject to a Directors' agreement between Housing and Adult Social Services and Environment and Regeneration or Planning and Development to secure the planning obligations outlined in Recommendation 1 of the case officer's report and the conditions and informatives in the case officer's report.

540 HANLEY CROUCH COMMUNITY CENTRE 'THE LAUNDRY' 21 SPARSHOLT ROAD, LONDON, N19 4EL (Item B4)

The demolition of the existing 2 storey Hanley Crouch 'The Laundry' community centre (D1 non-residential institutions use class) to construct a part 3, part 4 storey residential terrace comprising 8 residential units (7 x 4 bed 7 person house and 1 x 4 bed 8 person house).

(Planning application number: P2013/4924/FUL)

In the discussion the following points were made:

- The officer reported that Condition 9 (details on cycle parking) was no longer required and should be removed due to details on cycle parking being provided at this point.
- The officer identified an inaccuracy in paragraph 10.41 of the report. The officer on consideration of this matter proposed an additional condition to the officer recommendation necessary to make the proposal acceptable. The condition required details of obscure glazing or directional windows plus screening of the set back terraces (for two of the proposed units) to be submitted to the local planning authority to prevent overlooking of the vicarage.
- Items B3 and B4 were linked and if this item was refused, Item B3 was at risk of not being built.
- The location of trees to be removed and replaced was clarified as there was a contradiction in relation to this in the submitted plans.
- The church representatives were interested in working with LBI Housing to develop both sites together. The committee had to consider the proposal before it but if planning permission was granted, the development did not have to be built and another application could be submitted in the future. The Committee requested that discussions to explore a cross boundary development took place between the church and Housing.
- The impact of the development on the vicarage was considered.
- Young people had been consulted on the provision of activities being moved to the new community centre and considered the proposal acceptable.

Councillor Allan proposed a motion to condition that large trees be located between the end unit and the vicarage to reduce the sense of enclosure. This was seconded by Councillor Klute and carried.

RESOLVED

- 1) That planning permission be granted subject to a Directors' agreement between Housing and Adult Social Services and Environment and Regeneration or Planning and Development to secure the planning obligations outlined in Recommendation 1 of the case officer's report, the conditions and informatives in the case officer's report plus the amendments to condition and new conditions as outlined above, the wording of which was delegated to officers.
- 2) That Councillor Watts, Leader of the Council would ensure negotiations took place between Housing and the church.

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541 **URGENT NON EXEMPT MATTERS (Item D)**

There were no urgent non-exempt items.

The meeting ended at 9:55 pm

CHAIR:

**Please note all committee agendas, reports and minutes
are available on the council's website
www.islington.gov.uk/democracy**

WORDING DELEGATED TO OFFICERS

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

MINUTE 537

FARMILOE SITE, 28-36 ST JOHN STREET, LONDON, EC1M 4AY (Item B1)

AMENDED CONDITION 4: Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Design Review Panel prior to any works commencing above ground level. The details and samples shall include:

- a) stone and stone cladding;
- b) metal cladding, panels, frames and architectural metalwork (including details of seams, gaps, and any profiling);
- c) brickwork and mortar courses;
- d) windows and doors;
- e) roofing materials;
- f) any other materials to be used on the exterior of the development; and
- g) a Green Procurement Plan for sourcing the proposed materials.

The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.

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 securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies 5.3, 7.4, 7.5 and 7.6 of the London Plan 2011, policies CS9 and CS10 of Islington's Core Strategy 2011, policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013, and policy BC7 of the Finsbury Local Plan 2013.

AMENDED CONDITION 9: Notwithstanding what is shown on the drawings hereby approved, prior to commencement of any works above ground level details (including plans, sections and elevations) of the main entrance to the new building and a detailed assessment of this part of the development against all relevant requirements of Islington's Inclusive Design SPD and other relevant policies and guidance shall be submitted to and approved in writing by the Local Planning Authority.

In the event that this part of the proposed development fails to comply with the requirements of relevant policy and guidance and the justification for any non-compliance is not accepted by the Local Planning Authority, no works above ground level shall commence until amended drawings (including plans, sections and elevations) have been submitted to and approved in writing by the Local Planning Authority.

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 the development is of an inclusive design in accordance with policy 7.2 of the London Plan 2011, policy CS9 of Islington's Core Strategy 2011, and policy DM2.2 of Islington's Development Management Policies 2013.

AMENDED CONDITION 14: Notwithstanding the plans hereby approved, details of green/living roofs to

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the development hereby approved (illustrating increased coverage and potential for run-off attenuation or including details and justification of the extent of green/living roofs) and the species to be planted/seeded shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing. The green/living roofs shall:

- form biodiversity-based roofs with extensive substrate bases (depth 80-150mm);
- cover at least all of the areas shown in the drawings hereby approved, confirmed by a location/extent plan; and
- be planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works.

An explanation as to why any areas of roof would not be covered with green/living roofs shall be included with the above details. Green/living roofs shall be expected to extend beneath any photovoltaic arrays proposed at roof level.

The green/living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The development shall be carried out strictly in accordance with the details 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: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies 5.3, 5.10, 5.11 and 7.19 of the London Plan 2011, policies CS10 and CS15 of Islington's Core Strategy 2011, and policies DM6.5, DM6.6 and DM7.1 of Islington's Development Management Policies 2013.

AMENDED CONDITION 24: Any A1, A3 and D1 uses within the development hereby approved shall not operate except between the hours of 08:00 and 21:00 on any day.

REASON: To ensure that the operation of the commercial units does not have an undue adverse impact on residential amenity in accordance with policy 7.15 of the London Plan 2011, and policy DM2.1 of Islington's Development Management Policies 2013.

MINUTE 538

FARMILOE SITE, 28-36 ST JOHN STREET, LONDON, EC1M 4AY(LISTED BUILDING CONSENT APPLICATION (Item B2)

AMENDED CONDITION 3: Notwithstanding the approved drawings listed under condition 2, details, elevational drawings, plans and sections to a scale of not less than 1:50 and including:

- details of replacement roofs to the listed building;
- locations where the proposed new building would adjoin the listed building;
- new windows and other openings to the listed building (drawings to be not less than 1:20);
- windows and doors of the listed building to be replaced or altered (drawings to be not less than 1:20);
- details of the recessed shopfront (level access, door furniture and manifestations to glazing) and works to the existing metal gate to the flexible commercial unit within the listed building (drawings to be not less than 1:20);
- any accessible WC provision for the flexible commercial unit within the listed building;
- details of replacement screens and windows to the internal elevations of the covered yard of the listed building (drawings to be not less than 1:20); and
- method statement and schedule of works to covered yard, and structural report assessing stability of historic fabric of south wall of covered yard

of the development hereby approved shall be submitted to and approved in writing by the Local Planning

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Authority prior to any works commencing.

The development shall be carried out strictly in accordance with the drawings 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: To ensure that the resulting appearance and construction of the development is of a high standard and to ensure the significance of the listed building is not harmed in accordance with policies 7.6, 7.8 and 7.9 of the London Plan 2011, policy CS9 of Islington's Core Strategy, policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013, and policy BC7 of the Finsbury Local Plan 2013.

MINUTE 540

HANLEY CROUCH COMMUNITY CENTRE 'THE LAUNDRY' 21 SPARSHOLT ROAD, LONDON, N19 4EL (Item B4)

ADDITIONAL CONDITION: Notwithstanding the approved drawings details of two replacement trees (species, size and maturity) for the rear gardens of units 7 and 8 shall be submitted to and approved by the Local Planning Authority prior to the implementation of the development.

Approved replacement trees are required to be planted within the planting season prior to occupation of the residential units.

REASON: In the interests of visual and biodiversity amenity and to provide privacy between the proposed and adjoining residential units.

ADDITIONAL CONDITION: Notwithstanding the approved plans prior to implementation details of directional windows/obscure glazing/other visual screens and visual screens to ensure that the neighbouring Vicarage is not unduly overlooked shall be submitted to and approved in writing by the Local Planning Authority for the following locations:

- Roof Terrace for residential unit 6 and 7 (visual screen to be set back a minimum distance of 1.25 metres from rear boundary parapet edge) as shown on approved drawing 422 PA 013 Rev A.
- Windows on rear elevation of residential unit 6 and 7 at first and second floor level as shown on approved drawing 422 PA 030 Rev A.

The details hereby approved shall be installed prior to the first occupation of the development hereby approved and the development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

In the event of the vicarage being demolished the requirement for these measures to prevent overlooking of the vicarage no longer exists and such structures can be removed and the appearance returned or maintained as shown on approved drawings 422 PA 013 Rev A and 422 PA 030 Rev A.

REASON: To prevent undue overlooking of neighbouring habitable room windows and also to ensure that the resulting screening measures are acceptable in terms of its appearance.