

London Borough of Islington

Planning Sub Committee B - 3 October 2016

Minutes of the meeting of the Planning Sub Committee B held in Committee Room 4, Town Hall, Upper Street, N1 2UD on 3 October 2016 at 7.30 pm.

Present: Councillors: Alice Donovan (Chair), Nick Ward, Martin Klute (Substitute) (In place of Robert Khan) and Una O'Halloran (Substitute) (In place of Angela Picknell)

Councillor Alice Donovan in the Chair

234 **INTRODUCTIONS (Item A1)**

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

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

Apologies were received from Councillors Khan and Picknell.

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

Councillor Klute substituted for Councillor Khan and Councillor O' Halloran substituted for Councillor Picknell.

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

There were no declarations of interest.

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

The order of business would be B3, B6, B4, B5, B2, B1 and B7.

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

RESOLVED:

That the minutes of the meeting held on 28 June 2016 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

240 **1 JUNCTION ROAD, LONDON, N19 5QT (Item B1)**

Erection of two projecting signs (internally illuminated) – two 'White Wordmark' fascia signs (Halo Illuminated).

(Planning Application Number: P2015/5253/ADV)

Alterations to shopfront including tiling of stall-riser in place of timber.

(Planning application number: P2015/5248/FUL)

Reconsultation for change of use of upper floors to form 2x2 bed residential units (C3 use) with separate internal residential access plus ground and first floor rear extensions to increase the ground and first floor roof heights, proposed terrace at rear first floor level with balustrade and at roof level with roof structure to allow access to roof garden. Replacement

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of windows to front elevation and installation of windows and door to rear elevation. Removal of railings and introduction of brick parapet at roof level.

(Planning application number: P2015/2436/FUL)

In the discussion the following point was made:

- The application was policy compliant.

RESOLVED:

That planning permission and advertising consent be granted subject to the conditions and informatives in Appendix 1 of the three officer reports.

241

CAR PARK AREA, CENTURION CLOSE, LONDON, N7 (Item B2)

Redevelopment of the car park at Centurion Close involving the erection of a 4 storey building consisting of 8 x 2 bed units with associated balconies, communal open space and improvements to the public realm.

(Planning application number: P2016/2865/FUL)

In the discussion the following points were made:

- The planning officer advised that a clause was to be secured in the service level agreement for the development requiring trees on the approved landscaping plans to be planted prior to first occupation of the units hereby approved.
- The outlook from neighbouring windows was considered.
- The proposed materials were discussed.
- The planning officer confirmed that there would be eight units in the proposed development.

Councillor Klute proposed a motion to amend condition 3 to require solid bricks and not brick slips to be used. This was seconded by Councillor Donovan 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 as above and subject to the prior completion of a Director level agreement to secure the planning objectives outlined in Recommendation A of the officer report as amended above.

242

FLATS 1-37, MULBERRY COURT, TOMPION STREET, LONDON, EC1V 0HP (Item B3)

Replacement of the existing single glazed metal windows with aluminium framed double glazed windows.

(Planning application number: P2016/0529/FUL)

In the discussion the following points were made:

- The difference in the thickness and depth of the existing and proposed window frames was considered. Officers stated that any difference in thickness would be marginal. Concern was raised that it was not possible to tell this from the drawings and the sample shown to the committee was not a sample of a window that would be used.
- The planning officer stated that the material the frames would be made from was powder coated aluminium.
- Concern was raised that there appeared to have been a lack of public consultation.

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Councillor Klute proposed a motion to defer the consideration of this application due to inaccurate drawings and an insufficient sample meaning the sub-committee did not have accurate information on which to make a decision. The drawings presented to a future sub-committee meeting should include a side by side comparison between the existing and proposed windows and a drawing detailing how an installed window would look. In addition, the applicant was asked to consider other finishes for the frames and do more consultation. This was seconded by Councillor Nick Ward and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

243

HERBERT CHAPMAN COURT, FLATS 1-8 AVENELL ROAD, LONDON, ISLINGTON, N5 1BP (Item B4)

Replacement of the existing single glazed metal windows with aluminium framed double glazed units. Replacement of the existing mineral felt roof covering with a high performance mineral felt covering.

(Planning application number: P2016/2530/FUL)

In the discussion the following point was made:

- Concern was raised that there had been a lack of consultation and that inaccurate information i.e. drawings and window sample had been submitted to the sub-committee.

Councillor Klute proposed a motion to defer the consideration of this application due to inaccurate drawings and an insufficient sample meaning the sub-committee did not have accurate information on which to make a decision. In addition, the applicant was asked to do more consultation. This was seconded by Councillor Donovan and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

244

HERBERT CHAPMAN COURT, FLATS 9-16 AVENELL ROAD, LONDON, ISLINGTON, N5 1BP (Item B5)

Replacement of the existing single glazed metal windows with aluminium framed double glazed units. Replacement of the existing mineral felt flat roof covering with a high performance mineral felt covering.

(Planning application number: P2016/2531/FUL)

In the discussion the following point was made:

- Concern was raised that there had been a lack of consultation and that inaccurate information i.e. drawings and window sample had been submitted to the sub-committee.

Councillor Klute proposed a motion to defer the consideration of this application due to inaccurate drawings and an insufficient sample meaning the sub-committee did not have accurate information on which to make a decision. In addition, the applicant was asked to do more consultation. This was seconded by Councillor Donovan and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

245 **ST JAMES HOUSE, 28 DRAYTON PARK, ISLINGTON, LONDON, N5 1PD (Item B6)**

Erection of roof extension to accommodate 3 self-contained residential units (3x2 bed 3 persons) and private amenity space plus bike and refuse storage.

(Planning application number: P2016/1791/FUL)

In the discussion the following points were made:

- The planning officer stated that paragraph 10.24 of the officer report should refer to a further contribution of £3,000 having been secured off-setting and not £4,500 as stated in the report.
- The planning officer confirmed that the parapet would be raised by 300mm.
- Concern was raised that the drawing containing the details of the refuse store was incorrect as the details had not yet been agreed and it was possible the refuse store could be reconfigured.
- The committee requested details about the previous scheme. The planning officer advised that the previous scheme had been refused due to design, its height and having a terrace on top.

Councillor Donovan proposed a motion to defer the consideration of the application to enable the drawings of the previous scheme to be shown to members, to require more accurate details on the refuse store to be submitted and for planning officers to directly address all the objections listed in the officer report. This was seconded by Councillor Klute and carried.

RESOLVED:

That consideration of the application be deferred for the reasons outlined above.

246 **UNIT 10 ROMAN WAY INDUSTRIAL ESTATE, 149 ROMAN WAY, LONDON, N7 8XH (Item B7)**

Erection of four boiler flues and seven silencers to roof.

(Planning application number: P2015/3131/FUL)

In the discussion the following points were made:

- The hours of operation had been controlled.
- There was a noise limit condition and if the application did not put in silencers, it would not be possible to comply with this condition.

RESOLVED:

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

The meeting ended at 9.10 pm

CHAIR