

## **THE LONDON BOROUGH OF CAMDEN**

At a meeting of the **DEVELOPMENT CONTROL COMMITTEE** held on **THURSDAY, 12TH MARCH, 2015** at 7.00 pm in the Council Chamber, Town Hall, Judd Street, London WC1H 9JE

### **MEMBERS OF THE COMMITTEE PRESENT**

Councillors Heather Johnson (Chair), Roger Freeman (Vice-Chair), Meric Apak, Danny Beales, Adam Harrison, Jenny Headlam-Wells, Phil Jones, Claire-Louise Leyland, Lazzaro Pietragnoli, Flick Rea, Phil Rosenberg and Sue Vincent

### **MEMBERS OF THE COMMITTEE ABSENT**

Councillors Richard Olszewski, Nadia Shah, Stephen Stark and Abi Wood

### **ALSO PRESENT**

Councillors Sian Berry, Sally Gimson, Oliver Lewis and Angela Mason

**The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of this Committee.**

## **MINUTES**

### **1. APOLOGIES**

Apologies for absence were received from Councillors Olszewski, Stark and Wood.

### **2. DECLARATIONS BY MEMBERS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**

Councillor Vincent declared that she worked for Urban Design London, which was hosted by Transport for London, and she had in that capacity come into contact in the past with one of the parties present at the meeting. However, she had not discussed the application concerned with him and did not consider this to be a prejudicial interest.

In relation to Item 7(1) Parliament Hill School, William Ellis School and LaSwap Sixth Form, Councillor Freeman declared that he was a governor of Parliament Hill School and so he would step down from the Committee for the duration of the item and would not speak or vote on the application.

Councillors Apak and Beales declared that they had both received correspondence relating to Items 7(3 & 4) Leighton Arms, but had not entered into any discussion on

the applications. They did not consider this to be a prejudicial interest and took part in consideration of the items.

### **3. ANNOUNCEMENTS**

#### **Webcasting**

The Chair announced that the meeting was being broadcast live to the internet and would be capable of repeated viewing and copies of the recording could be made available to those that requested them. Those seated in the Chamber were deemed to be consenting to being filmed. Anyone wishing to avoid appearing on the webcast should move to one of the galleries.

### **4. REPRESENTATIONS TO THE COMMITTEE**

#### **RESOLVED –**

- (i) THAT the deputation requests and written submissions contained in the supplementary agenda be accepted, with the exception of the deputation request from Nell Keddie which had been withdrawn; and
- (ii) THAT the requests from Councillors Gimson, Mason and Berry to speak on Item 7(1) Parliament Hill School, William Ellis School and LaSwap Sixth Form be accepted.

### **5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT**

There was no notification.

### **6. MINUTES**

#### **RESOLVED –**

THAT the minutes of the meetings held on 12<sup>th</sup> and 19<sup>th</sup> February 2015 be approved and signed as correct records.

### **7. PLANNING APPLICATIONS**

Consideration was given to a report of the Director of Culture and Environment.

**(1) PARLIAMENT HILL SCHOOL, WILLIAM ELLIS SCHOOL AND LASWAP SIXTH FORM, HIGHGATE ROAD, LONDON, NW5 1RN**

The Committee also considered the additional information contained in the supplementary agenda and the written submission and deputations referred to in item 4 above.

The Planning Officer reported that, since the publication of the report, an additional 47 individual letters of objection had been received, bringing the total to 69.

Members then examined a model of the proposals.

In response to questions, officers remarked that the height of the Ribbon Building at the point at which it was closest to local homes was 13m, as compared to the eaves of Clevedon Mansion which were at a height of 15.2m. The boundary wall and fence was 3m high and the windows of the south façade of the Ribbon Building would be set back 0.8m and would feature angled metal screens to limit direct overlooking and to reduce solar gain. There was a condition requiring sound insulation in the Ribbon Building. It was acknowledged that there would be activities taking place in the Ribbon Building when people were at home in neighbouring properties, and that there would be a degree of overlooking, but, on balance, this was considered to be acceptable. Additional planting on the boundary could be secured by condition if Members felt it necessary.

Sue Higgins, Avril Rogers and Richard Lewin, speaking on behalf of the applicant, indicated that the classroom spaces would not typically be used outside of school hours and it would be acceptable to limit the hours of use of the classroom spaces that overlooked residential buildings so that they could not be used in the late evening. Officers advised that this could be controlled by way of the Section 106 agreement.

In response to a question, representatives of the school stated that they would be happy to talk to the local residents' association about it using school premises to hold meetings. The Head of Development Management advised that this could be addressed by way of a community use clause in the Section 106 agreement.

It was also confirmed by the applicant that alternative locations for the Ribbon Building had been considered but it had not been possible to achieve the required amount of educational space without impairing the operation of the Morant Building or impacting on other operations on the site. The impact on daylight and sunlight in Lissenden Gardens, the topography of the site, the existing trees, the educational needs and the relationship between the two schools had all been taken into account when siting the Ribbon Building.

The Conservation and Urban Design Officer remarked that the Ribbon Building would have copper cladding, the tone of which would reflect the colour of the existing red brick school buildings, broken up by standing seams. Buildings in the vicinity ranged from the Georgian through to the very modern so this was not considered to

be out of keeping with the area. The sixth form building on Highgate Road was set back and slightly sunk, and had been designed to be understated with a trellis and planting in front of a cement façade containing some glass panels to allow light in.

In discussion, Members made the following comments:-

- There was some concern about the proximity of the Ribbon Building to residential buildings and some Members did not find the argument for siting it in this location to be particularly compelling.
- It would be preferable if the classroom space overlooking the residential buildings was not used out of school hours.
- It was hoped that an arrangement could be reached to allow the local residents' association to use the school premises for meetings.
- There should be additional planting along the boundary between the Ribbon Building and the residential buildings.
- The lack of material samples was a matter of concern and this made it difficult to envisage what the finished development would look like.
- Details of the materials should be brought back to a future meeting of the Committee.
- The school building clearly needed renovation and the proposal represented a great improvement on what was currently on site.

On being put to the vote, with 6 in favour, 2 against and 2 abstentions, it was

## **RESOLVED –**

THAT planning permission be granted subject to conditions and a Section 106 legal agreement, as set out in report, the supplementary information and below:-

Additional Heads of Terms in the Section 106 legal agreement regarding:-

- The facilitation of community uses within the school; and
- That classrooms/internal space within the Parliament Hill School extension (the Ribbon Building) closest to Clevedon Mansions be not used outside of normal school hours

Additional condition as follows:-

Prior to the first implementation of the extension to Parliament Hill School (known as 'The Ribbon Building') details of a planted screen on the boundaries with Clevedon Mansions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved planted screen shall be carried out in accordance with the approved landscape details prior to the first occupation of The Ribbon Building. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To protect the amenities of neighbouring occupiers in Clevedon Mansions from overlooking in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

**ACTION BY:                      Director of Culture and Environment  
   Borough Solicitor (AB)**

**(2)     EMBASSY THEATRE, 62 ETON AVENUE, LONDON, NW3 3HY**

Consideration was also given to the additional information contained in the supplementary agenda.

In response to questions, the Planning Officer commented that the windows in the new development would face obliquely in the direction of the neighbouring property on Buckland Crescent and there would be no impact on privacy in that building or its rear terrace.

On being put to the vote, it was unanimously

**RESOLVED –**

THAT planning permission be granted subject to conditions and a Section 106 legal agreement, as set out in the report and the supplementary agenda.

**ACTION BY:                      Director of Culture and Environment  
   Borough Solicitor (AB)**

**(3)     THE LEIGHTON ARMS, 101 BRECKNOCK ROAD, LONDON, N7 0DA**

This item was considered in conjunction with Item 7(4) below.

**(4)     THE LEIGHTON ARMS, 101 BRECKNOCK ROAD, LONDON, N7 0DA**

Consideration was also given to the written submission and deputation requests as referred to in Item 4 above.

In response to questions, the Planning Officer stated that a Head of Term could be added to the Section 106 agreement to ensure that any further development on the site would trigger an affordable housing contribution. He confirmed that he did not have any data on noise complaints received in relation to the pub or its garden. In relation to the representation from the neighbouring occupier in Torriano Avenue, there would be some loss of light and an element of overlooking to his property but

the affected room was dual aspect and there was some screening so this was considered to be acceptable on balance.

The Conservation and Urban Design Officer confirmed that the design of the houses was considered to be in keeping with the streetscene and the urban grain of the area. The Planning Officer added that the modern extensions were in a contrasting style and read as a separate element.

A representative of the applicant remarked that there had been numerous complaints from residents about the use of the garden. The applicant's agent stated that commercial refuse would go into one large bin at the front of the pub and would be collected daily.

In discussion Members made the following comments:-

- The development of the garden was likely to displace smokers to the street in front of the pub.
- Creating residential accommodation so close to a pub was a matter of concern, both in terms of residential amenity and the continued viability of the pub.
- It was likely that the displacement of activity from the pub garden to the public highway in front of pub was going to cause increased disturbance to local residents.
- Members were keen to see a deferred affordable housing requirement to cover the possibility of further development taking the proposal above the threshold for the provision of affordable housing.
- It would be useful to have details of licence infringements and noise complaints in reports of this kind in future.
- There did not appear to be adequate provision for the disposal of the pub's refuse and storing the pub's bin on the public highway was not considered acceptable.
- The addition of the two houses would break up the historic pattern of the street and undermine the distinctiveness of the corner site.
- The impression given in the report of a quiet neighbourhood pub did not accord with the list of events advertised on social media.

On being put to the vote, with 0 in favour of the recommendation, 6 against and 4 abstentions on application 2014/5401/P and 1 in favour of the recommendation, 4 against and 5 abstentions on application 2014/4554/P, it was

**RESOLVED –**

- (i) 2014/5401/P – THAT planning permission be refused for the following reasons:-

The proposed development of the site would result in the loss of an important townscape gap between the rear of the properties facing Brecknock Road and the flank of those facing Torriano Avenue that defines the historic urban grain, contrary to Core Strategy Policy CS14 (Promoting high quality spaces and conserving our

heritage) and Development Policy DP24 (Securing high quality design) of Camden's adopted Local Development Framework 2010.

The rear windows on the proposed new houses would result in direct overlooking to a private habitable room to the rear of 135 Torriano Avenue and cause loss of privacy to the occupiers contrary to Core Strategy Policy CS5 (Managing the impact of growth and development) and Development Policy DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.

Inadequate information has been submitted to adequately demonstrate that the proposed new houses would not cause a material loss of daylight and sunlight to the windows on the extension of 135 Torriano Avenue, which would result in a loss of amenity to the occupier contrary to Core Strategy Policy CS5 (Managing the impact of growth and development) and Development Policy DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.

The proposed new houses would result in the loss of external space associated with the existing public house which would cause additional activity, disturbance and obstruction in the street and prejudice the long term retention of the public house which is an important local community facility contrary to Core Strategy Policies CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS5 (Managing the impact of growth and development) and Development Policies DP15 (Community and leisure uses) DP21 (Development connecting to the highway network), DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.

- (ii) 2014/4554/P – THAT planning permission be refused for the following reasons:-

The proposed rear extension, by virtue of its excessive bulk, scale and massing, would dominate the existing building and cause harm to its appearance, contrary to Core Strategy Policy CS14 (Promoting high quality spaces and conserving our heritage) and Development Policy DP24 (Securing high quality design) of Camden's adopted Local Development Framework 2010.

The proposed conversion and change of use to residential use would result in a smaller public house space at ground floor without access to private external space which would preclude provision for a commercial refuse space, contrary Core Strategy Policy CS7 (Promoting Camden's centres and shops) and Development Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of Camden's adopted Local Development Framework 2010.

The general disposition of the proposed residential flats in relation to the retained public house floorspace would reduce its available trading space, remove access to

private external space (the pub garden), and introduce noise sensitive and noise generating uses in close proximity that would result in additional activity, disturbance and obstruction in the street, require excessive noise limiting measures and prejudice the long term retention of the public house which is an important local community facility contrary to Core Strategy Policies CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS5 (Managing the impact of growth and development) and Development Policies DP15 (Community and leisure uses) DP21 (Development connecting to the highway network), DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.

**ACTION BY:            Director of Culture and Environment**

**(5)     CLIFFORD PUGH HOUSE, 5-7 LANCASTER GROVE, LONDON, NW3 4HE**

On being put to the vote, it was

**RESOLVED –**

THAT planning permission be granted subject to conditions and a Section 106 legal agreement, as set out in the report and the supplementary agenda.

**ACTION BY:            Director of Culture and Environment  
                                 Borough Solicitor (AB)**

**(6)     34 GREAT QUEEN STREET, LONDON, WC2B 5AA &  
(7)     RELATED APPLICATION**

This item was deferred due to lack of time.

**(8)     1 & 3 BROMWICH AVENUE, LONDON, N6 6QH**

The Planning Officer confirmed that the Conservation Area Advisory Committee had been consulted and had no comments on the application.

On being put to the vote, it was

**RESOLVED –**

THAT planning permission be granted subject to conditions, as set out in the report.

**ACTION BY:            Director of Culture and Environment**



- (9) 19-21 SICILLIAN AVENUE, LONDON, WC1A 2QH &
- (10) RELATED APPLICATION &
- (11) RELATED APPLICATION

This item was deferred due to lack of time.

#### **8. DATE OF NEXT MEETING**

It was noted that the next meeting of the Committee would take place on Thursday 26<sup>th</sup> March 2015 at 7.00pm.

#### **9. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

There was no such business.

Having adjourned between 8.59pm and 9.09pm, and having applied Committee Rule 19(a) at 10.00pm, the meeting ended at 10.27pm.

#### **CHAIR**

**Contact Officer:** Vicky Wemyss-Cooke  
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**MINUTES END**