



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (4)** held on **Tuesday 18th April, 2017**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Angela Harvey (Chairman), Jonathan Glanz, Gotz Mohindra and Tim Roca.

1 MEMBERSHIP

- 1.1 It was noted that Councillor Tim Roca was replacing Councillor Jason Williams.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Angela Harvey explained that a week before the meeting, all four Members of the Committee were provided with a full set of papers including a detailed officer's report on each application; together with bundles of every single letter or e-mail received in respect of every application, including all letters and e-mails containing objections or giving support. Members of the Committee read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Harvey declared that she knew other Councillors and various amenity societies who may have made representations; she was Chairman of the Licensing Committee and was also married to Councillor David Harvey who was the Cabinet Member for Environment, Sports and Community.
- 2.3 Councillor Harvey then made the following further declarations as they related to the specific applications on the agenda:

Item 4: That she had sat on the Committee that had considered a previous application at the site on 31 January 2017.

Item 5: That she was a member of the Chatham House as well as a regular cyclist.

Item 7: That she had sat on the Committee that had considered a previous application on 26 April 2012.

- 2.4 Councillor Jonathan Glanz declared that in respect of items 1 and 4, the sites were located in his ward. He further declared that he knew some of the objectors personally with regard to items 1 and 4, however he had not discussed the applications with them.
- 2.5 Councillor Gotz Mohindra declared that in respect of item 1, he was involved with a company that rented property from Transport for London.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 14 March 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 DEVELOPMENT SITE AT 105-106 NEW BOND STREET AND 18 HAUNCH OF VENISON YARD, LONDON

Demolition behind the retained New Bond Street facade and erection of a new building comprising sub-basement, basement, ground and six upper storeys for use as retail (Class A1) at basement, part ground and mezzanine floors; offices (Class B1) at part ground, second to sixth floors; and dual/alternative use of the first floor as either offices (Class B1) and/or retail (Class A1). Office access to be via Haunch of Venison Yard. Installation of plant at sub-basement and sixth floor levels, terraces at third to fifth floor levels and cycle storage and waste stores at sub-basement level.

RESOLVED:

1. That conditional permission be granted, subject to no new issues being raised before the expiry of the consultation period on 24 April 2017 and the completion of a Section 106 planning obligation to secure the following:
 - i. Provision of £281,190 towards the City Council's affordable housing fund (index linked and payable on occupation of the first floor for office purposes);
 - ii. Applicant to pay a bond to secure against potential damage to the public realm improvements to New Bond Street if construction takes place when these works have started.
2. That if the Section 106 legal agreement has not been completed within six weeks from the date of the Committee's resolution then:

- a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
- b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. That the applicant be advised by informative to speak to the City Council regarding the programme for the New Bond Street works, and also to speak to Bonhams regarding construction in Haunch of Venison Yard.

2 79 NEW CAVENDISH STREET, LONDON, W1G 7LT

Use of part lower ground, ground, and first to fifth floors to medical use (Class D1), and dual/alternative use of part basement and part ground floor as either medical use (Class D1) or retail purposes (Class A1).

Application withdrawn by officers.

3 SERPENTINE GALLERY KENSINGTON GARDENS, EXHIBITION ROAD, LONDON, W2 3XA

Erection of temporary pavilion from 23 June 2017 until 8 October 2017.

A late representation was received from John Zamit, Chairman of South East Bayswater Residents' Association (undated).

RESOLVED:

That conditional permission be granted, subject to an additional informative regarding the need to provide tree protection measures in order to address the concerns raised by the Arboricultural Officer.

4 21 WEIGHHOUSE STREET, LONDON, W1K 5LY

Use of an area of the public highway for the placing of 8 chairs and 4 tables on Weighhouse Street measuring 6025mm x 1150mm in association with the adjacent restaurant at 21-22 Weighhouse Street.

RESOLVED:

That conditional permission be granted for a temporary period of one year, subject to an amendment to condition 2 restricting hours of use from 10:00 to 20:00 in order to safeguard the amenities of nearby residents.

5 ST JAMES'S SQUARE, LONDON

Installation on the footway on the south-west side of St James Square, opposite the junction with King Street, of a cycle hire docking station, containing a maximum of 28 docking points, a payment terminal and 6 cycle stands.

RESOLVED:

That the application be deferred, as the application in its present form would impair the public benefit of an open view of St James's Square from King Street, and to allow Transport for London to consider alternative proposals, including consideration to reducing the size of the cycle hire docking station, consideration to enlarging the existing station on the east side of the Square and to demonstrate that there is additional demand for cycle hire at this location.

6 1 EATON TERRACE, LONDON, SW1W 8EX

Erection of first floor rear extension, demolition of existing lean-to glass roof and erection of a ground floor infill extension, in association with creation of enlarged first floor roof terrace with associated screening and planters.

Late representations were received from Helen Marshall (undated) and Vanessa Neill (undated).

RESOLVED:

That the applications be deferred for a site visit.

7 1 QUEENSBOROUGH MEWS, LONDON, W2 3SG

Removal of Condition 4 of planning permission dated 28 September 2015 (RN: 15/06025) which varied Condition 1 of planning permission dated 01 May 2015 (RN: 15/01872) for erection of single storey building to garden (fronting Queensborough Terrace) to house electricity substation; namely to remove the requirement for the new doors facing Queensborough Terrace to be clad with timber and to retain the metal louvred doors installed.

RESOLVED:

That conditional permission be granted.

The Meeting ended at 7.55 pm.

CHAIRMAN: _____

DATE _____

