



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 1st August, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Melvyn Caplan (Chairman), Ruth Bush, Gotz Mohindra and Robert Rigby. Melvyn Caplan (Chairman), Ruth Bush, Gotz Mohindra and Robert Rigby

1 MEMBERSHIP

It was noted that Councillor Robert Rigby had replaced Councillor Paul Church.

2 DECLARATIONS OF INTEREST

2.1 Councillor Melvyn Caplan 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 Councillors Caplan and Bush declared that in respect of Item 7 they both knew one of the objectors but had not entered into any discussions with them regarding the application.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 4 July 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 1-4 BEAR STREET AND 47-48 CRANBOURN STREET, LONDON, WC2H 7AR

Demolition of existing building and redevelopment to provide a new building comprising basement, ground and six upper floors. Use of basement, ground and first floors for restaurant purposes (Class A3), with ticket booth (Class A1) at ground floor level to Cranbourn Street. Use of upper floors as nine self-contained residential flats.

The presenting officer tabled the following amendments to the conditions:

Replace Condition 4 with the following:

You must not provide a delivery service or allow for other third party delivery services which use motorised vehicles for the approved restaurant use (Class A3).

Remove Condition 26:

You must apply to us for approval of detailed drawings of the design, construction and insulation of the whole ventilation system and any associated equipment. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. You must not change it without our permission.

Amend Condition 7 to include:

You must apply to us for approval of detailed drawings (elevations and cross sections at a scale of 1:10) showing the following alterations to the scheme:

- a) The ventilation grilles at ground floor level to be of a decorative design and broken up in to individual sections to relieve the current horizontal emphasis
- b) The ventilation duct to the restaurant to run internally within the building and project no more than 1 metre at roof level.

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to the approved drawings.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Leicester Square Conservation Area and to protect the environment of people in neighbouring properties. This is as set out in S25, S28 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7, DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

Councillor Louise Hyams addressed the Sub-Committee in her capacity as ward member.

RESOLVED:

That conditional permission, as amended, be granted subject to the addition of a condition reserving a servicing management plan including hours of servicing for the Class A3 restaurant use.

When the approval of details for samples of materials is submitted, the samples to be agreed with the Chairman.

2 EDISON HOUSE, 223 - 231 OLD MARYLEBONE ROAD, LONDON, NW1 5TH

Erection of a roof extension to form new sixth floor level for use as Class B1 office floorspace with mechanical plant within recessed enclosure at roof level.

A representation submitted by the Marylebone Association was tabled.

RESOLVED:

That the application be refused on the grounds that the proposed extension and associated alterations would have an adverse impact on the appearance of the building and the setting of the neighbouring Portman Estate and Molyneux Street Conservation Areas.

The Sub-Committee expressed concern regarding the principle of creating an additional floor level and was of the opinion that if a future application was submitted a significant reduction in the height of the roof extension and also a significant setting in of the extension from lower floors would be required. This would be reflected in changes to the wording of Informative 1 attached to the decision letter.

3 383A EUSTON ROAD, LONDON, NW1 3AU

Erection of four storey plus basement single family dwelling house on land between 383 and 379 Euston Road with terraces and juliette balconies.

The presenting officer tabled a revised draft decision letter.

Representations received regarding the application were tabled.

RESOLVED:

That conditional outline permission, as amended, be granted.

4 23 MEARD STREET, LONDON, W1F 0EL

The item was withdrawn from the agenda by the applicant.

5 PRINCES GATE COURT, EXHIBITION ROAD, LONDON, SW7 2QJ

Alteration and extensions at sixth and seventh floor levels including the installation of front, side and rear dormer windows in connection with the conversion of the roof space to create additional residential floorspace for six existing flats.

RESOLVED:

That conditional permission be granted.

6 23 CRAVEN HILL, LONDON, W2 3EN

Application A (17/01707/FULL and 17/01708/LBC)

Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille, formation of staircase and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden, installation of new rear door and infill of existing below garden basement extension.

Application B (17/00852/FULL and 17/00853/LBC)

Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden and installation of new rear door.

The presenting officer tabled the following amended descriptions of development for Application A and Application B (amendments in bold and with deleted text struck through):

Application A (17/01707/FULL and 17/01708/LBC)

Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille, ~~formation of staircase~~ and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden, installation of new rear door and infill of existing below garden basement extension.

Application B (17/00852/FULL and 17/00853/LBC)

Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille, **formation of staircase** and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden and installation of new rear door.

RESOLVED:

Application A

1. That conditional permission and conditional listed building consent be granted subject to an additional condition to control the methodology for backfilling the basement area.
2. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

Application B

1. That conditional permission and conditional listed building consent be granted.
2. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

7 8 LEAMINGTON ROAD VILLAS, LONDON, W11 1HS

Replacement of existing lower ground floor level conservatory to the rear with new single storey rear extension, alterations to existing fenestration to rear elevation at ground floor level, installation of 3 rooflights in main roof and alterations to front forecourt/ garden including new paving and installation of electric car charging point.

The presenting officer tabled the following amendment to Condition 6:

Amended Condition 6

Prior to the commencement of development the trees at the rear of the rear garden shall be protected by weldmesh fencing in accordance with Figure 2 of British Standard 5837:2012 or plywood boarding not less than 1.2 metres in height that is erected at a distance from the trunk that is sufficient to keep machinery away from the branches of the trees. The tree protection measures shall be maintained for the duration of construction works and shall only be removed following the completion of the alterations and extension to the rear of the building.

RESOLVED:

That conditional permission, as amended, be granted.

The Meeting ended at 8.07 pm

CHAIRMAN: _____

DATE _____