



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 31st October, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

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

Also Present: Councillor Tim Mitchell (for item 5 only).

1 MEMBERSHIP

1.1 There were no changes to Membership.

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 Councillor Paul Church declared that in his capacity as Ward Councillor for West End Ward and Deputy Cabinet Member for Adult Social Services & Public Health, he met and engaged regularly with residents, residents groups, developers and others. He considered members of both the Majority and Minority party as friends and met with them regularly.

2.3 Councillor Church also declared that application 6 was in his Ward.

- 2.4 Councillor Ruth Bush declared that with regard to application 2, she was a Trustee of the Westminster Tree Trust.

3 MINUTES

- 3.1 **RESOLVED:** That the Chairman signed the minutes of the meeting held on 3rd October 2017 as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 PARSONS HOUSE, 124 HALL PLACE, LONDON, W2 1NE

Works of demolition and redevelopment to the podium/ car park structure and redevelopment of site in a building comprising ground and five upper floors to provide 60 residential units (Use Class C3), including terraces and balconies, a communal garden space and 54 car parking spaces with altered entrance from Hall Place. Provision of 101 sqm of retail space fronting onto Edgware Road (Use Class A1/A2/A3). Replacement boundary treatment works and planting on Edgware Road, including replacement of trees and works to the raised bund in front of Parsons House. Re-location of existing recycling centre.

This application is being considered by Committee on 6 November 2017.

2 THE LODGE, LEICESTER SQUARE, LONDON, WC2H 7DE

Demolition of existing two-storey building on the south side of Leicester Square and erection of new two-storey structure with terrace above to provide replacement ticket office (Class A1) and café (A3).

An additional representation was received from the Projects Officer (Waste), Highways Planning (09.08.17).

Late representations were received from the City Council's Arboricultural Manager (30.10.2017).

RESOLVED: That:

1. Conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992 be granted.
2. Authority be given for the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway to enable this development to take place.
1. Officers be authorised to take all necessary procedural steps in conjunction with the making of the order and to make the order as proposed if there are no unresolved objections to the draft order. The applicant will be required to cover all costs of the Council in progressing the stopping up order.
2. The applicant be advised of the need to ensure that the building is well maintained, given the recessed arches.

3 101 EASTBOURNE MEWS, LONDON, W2 6LQ

Excavation to create single storey basement level, erection of three roof lights in the rear roof slope and alterations to the rear elevation.

RESOLVED: That conditional permission be granted.

4 103 EASTBOURNE MEWS, LONDON, W2 6LQ

Demolition of existing mews building behind retained front façade and party walls and reconstruction of mews building over ground, first and second floor.

An additional representation was received from CP Architects (25.10.17).

RESOLVED: That conditional permission be granted

5 FLAT 24, GARRICK HOUSE, 63 - 66 ST MARTIN'S LANE, LONDON, WC2N 4JS

Erection of a roof extension to create a glazed sunroom with associated roof terrace.

Late representations were received from Smerin Architects (30.10.2017).

Councillor Tim Mitchell addressed the Committee in his capacity as Ward Councillor in support of the application.

RESOLVED: That Permission be refused on design grounds only.

The applicant to be advised by way of an informative that the Sub-Committee was content with some form of roof extension.

6 1 BALFOUR PLACE, LONDON, W1K 2AR

External alterations to existing single dwelling house (Class C3) including roof level alterations, new half-height plant/access enclosures, adjustment of existing means of escape, relocation of chimney, installation of new and replacement windows and doors to southern (front) and eastern (side) elevations, lowering of level of existing patio at ground floor level on eastern side of property, repair and refurbishment of balustrade railings at street level, replacement of existing metal staircases linking basement to street level and creation of roof terrace with railings and screen.

RESOLVED: That on balance conditional permission be granted.

The Meeting ended at 7.40pm.

CHAIRMAN: _____

DATE _____