



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (2)

MINUTES OF PROCEEDINGS

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

Members Present: Councillors Melvyn Caplan(Chairman), Barbara Grahame and Gotz Mohindra.

Also Present: Councillor Jan Prendergast.

Apologies for Absence: Councillors Ruth Bush and Paul Church.

1 MEMBERSHIP

- 1.1 It was noted that Councillor Barbara Grahame had replaced Councillor Ruth Bush. Apologies for absence had also been received from 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 No other declarations were made.

3 MINUTES

3.1 RESOLVED:

That the Minutes of the meeting held on 31 October 2017 be signed by the Chairman as a correct record.

4 PLANNING APPLICATIONS

1 GARAGES TO THE REAR OF ORDNANCE MEWS, LONDON, NW8 6PF

Demolition of 9 single storey garages and erection of a replacement building comprising two to three storeys for use as 3 dwellinghouses (Class C3).

An additional representation was received from Ms Sabina Assan (November 2017).

Late representations were received from Paul Rowbotham (04.12.2017), Christine Cowdray (04.12.2017) and Councillor Lindsey Hall (05.12.2017).

RESOLVED

That the application be deferred, to enable Members of the Sub-Committee to carry out a site visit; and for the applicant to provide further information on access to parking and emergency vehicle access.

2 KEITH HOUSE, 47 CARLTON VALE, LONDON, NW6 5EX

Demolition of single storey garages and erection two buildings ranging between one and three storeys to provide 6 residential units (Class C3), with associated alterations and landscaping.

Councillor Jan Prendergast addressed the Committee in her capacity as a Ward Member, in objection to the application.

RESOLVED:

That the application be deferred, to enable Members of the Sub-Committee to carry out a site visit; and for the applicant to provide further information on access to parking and emergency vehicle access.

3 HELMSDALE HOUSE, 43 CARLTON VALE, LONDON, NW6 5EN

Demolition of single storey garages and erection of buildings ranging between two and four storeys to provide 6 residential units (Class C3), with associated alterations and landscaping.

Additional representations were received from Mrs Lam Yuk Fong Chow, Mr Colin Morley, and Mr Colin Burns (November 2017).

Councillor Jan Prendergast addressed the Committee in her capacity as a Ward Member, in objection to the application.

RESOLVED:

That the application be deferred, to enable Members of the Sub-Committee to carry out a site visit; and for the applicant to provide further information on access to parking and emergency vehicle access.

4 61 - 71 VICTORIA STREET, LONDON, SW1H 0HW

Facade replacement with retention of existing structural frame and erection of two additional storeys, to provide a building of basement, ground and eight upper floors with covered and screened plant area at rear eighth floor level, lift overrun at main roof level and associated works in connection with use of the building as retail (Class A1) at part basement and part ground floor level and offices (Class B1) on the upper floors.

RESOLVED:

That conditional permission be granted.

5 WELBECK HOUSE, 66-67 WELLS STREET, LONDON, W1T 3PY

Demolition of existing building and excavation at basement level, and redevelopment to provide a new building comprising basement, ground and four upper floors, with retail (Class A1) use at part ground floor and part basement level and office use (Class B1) at part ground floor and part basement and at upper levels.

Late representations were received from John Forde, Churchwarden – All Saints' Margaret Street (01.12.2017).

The presenting officer tabled the following changes to the draft decision notices:

“Planning permission: Amended condition 9 (changes in bold text)

9. You must apply to us for approval of detailed drawings at scales of 1:20 and 1:5 (as appropriate) of the following parts of the development:
 1. Typical details of facades at all levels.
 2. Ground floor Wells Street frontage (including entrance gates)
 3. **Existing and proposed sections through the east wall of All Saints Church clearly showing the line of the abutment and section details through the line of abutment at the larger scale**

4. Existing and proposed elevations looking east showing the wall to the courtyard to the north east of All Saints Church showing the extent of new work and showing how the windows relate to the north wall of the chancel.

You must not start any 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 these approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the East Marylebone Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

Additional Informative

11. The east wall of the church is consecrated and therefore subject to the jurisdiction of the Consistory Court of the Diocese of London, and any work undertaken to or attached to this wall would first require a Faculty from the Chancellor under Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Faculty Rules 2015."

RESOLVED:

1. conditional permission as amended 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.

6 1-2 STAR STREET, LONDON, W2 1QD

Erection of a statue at the front of 1-2 Star Street (retrospective application).

An additional representation was received from the Director of Planning (05.12.2017), and NTA Planning (27.11.2017).

Late representations were received from Cathal Brennan (04.12.2017).

RESOLVED:

That permission be refused due to location, siting, position and relationship to context.

7 99 WILTON ROAD, LONDON, SW1V 1DT

Use of part of the basement as a back-of-house facility in connection with the existing retail unit (Class A1), for the purpose of obtaining consent of the City Council in relation to condition (xi) of planning permission allowed on appeal 6 July 1998 (APP/X5990/A/97/285620).

RESOLVED:

That conditional permission be granted.

The Meeting ended at 8.05pm.

CHAIRMAN: _____

DATE _____