



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (4)** Committee held on **Tuesday 20th June, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Angela Harvey (Chairman), Iain Bott, Jonathan Glanz, and Jason Williams.

1 MEMBERSHIP

There were no changes to the membership.

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. In respect of Item 4 she had attended a site visit to the application and for both Items 4 and 5 she had sat on the Committee which had considered the applications previously.
- 2.3 Councillor Glanz declared in respect of Item 4 he had attended a site visit to the application. In respect of Items 4 and 5 he had sat on the Committee which had considered the applications previously and in respect of Items 6 and 7 they were both situated within his ward. Also in respect of Item 6 he knew the applicant but had no discussions over the application had taken place.

2.4 Councillor Bott declared that in respect of Item 4 he had attended a site visit to the application and had sat on the Committee which had considered it previously.

2.5 Councillor Roca declared that in respect of Item 5 he had sat on the Committee which had considered it previously.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 30 May 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 23 CRAVEN HILL, LONDON, W2 3EN

This item was withdrawn by officers and would be rescheduled to a future meeting of the Sub-Committee.

2 23 CRAVEN HILL, LONDON, W2 3EN

This item was withdrawn by officers and would be rescheduled to a future meeting of the Sub-Committee.

3 20 GROVE END ROAD, LONDON, NW8 9LA

Erection of roof extension at second floor level including addition of dormer window and door.

A late representation was received from Keystone Law (20/06/17).

RESOLVED:

That conditional permission be granted.

4 77 WESTMORELAND TERRACE, LONDON, SW1V 4AH

Erection of a mansard roof extension and rear extensions at ground, first and second floor levels; to provide additional residential floorspace including an additional residential flat (Use Class C3).

A late representation was received from one local resident (undated).

RESOLVED:

That conditional permission, to include the alternative rear elevation proposals for sash windows with arched heads, flemish bond and London stock brickwork, be granted.

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 24 docking points, a payment terminal and 6 cycle stands.

RESOLVED:

That the application be deferred to allow Transport for London to consider a proposal to expand the existing docking station located on the east side of the square by relocating the two electric vehicular charging points to the south-west side of the square.

6 5 PRINCES STREET, LONDON, W1B 2LB

Use of a Flat 1 at first floor level as 'temporary sleeping accommodation' for a temporary period of 36 months from 01 May 2017 to 01 May 2020.

Additional representations were received from the applicant (undated) and one local resident (undated).

RESOLVED:

That the application be refused on the grounds that allowing the use of the property as short term let accommodation would lead to a loss of permanent residential accommodation within the City of Westminster and would also result in unacceptable loss of residential amenity by reason of noise and disturbance for people in neighbouring properties.

7 53 GREAT TITCHFIELD STREET, LONDON, W1W 7PT

Use of ground floor and basement as a restaurant (Class A3), installation of full height extract duct and a wall mounted condenser unit at rear basement level, installation of kitchen supply inlet, toilet extract and general extract at ground and first floor levels on the rear façade together with associated external alterations.

Additional representations were received from three local residents (undated).

A late representation was received from one local resident (undated).

The presenting officer tabled the following additional conditions:

Additional Condition 16

No customers or staff shall be permitted access to the rear basement courtyard at any time. This is with the exception of access for maintenance.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

Additional Condition 17

The extract duct hereby approved shall be installed in full prior to the commencement of the restaurant (Class A3) use hereby approved and shall be retained in situ for the life of the development.

Reason:

To ensure that cooking odours are adequately dispersed, as required by S29 and S31 of Westminster's City Plan (November 2016) and ENV 5 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED:

That the application be deferred to allow the applicant to provide further clarification on the following:

- 1) the expected noise levels generated by plant equipment and any potential customers using the rear courtyard area; and
- 2) whether air conditioning would be required for the basement area and, if not, how natural ventilation would be achieved for customers and kitchen staff.

The Meeting ended at 7.43 pm

CHAIRMAN: _____

DATE _____