



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 15th August, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Angela Harvey (Chairman), Louise Hyams, Robert Rigby and Jason Williams

Also Present: Councillor Melvyn Caplan (Item 2).

1 MEMBERSHIP

It was noted that Councillors Hyams and Rigby had replaced Councillors Bott and Glanz.

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.
- 2.3 Councillor Hyams declared that in respect of Item 1 she was a trustee of the Covent Garden Area Trust and would therefore withdraw from the meeting during consideration of this item.
- 2.4 Councillor Williams declared that in respect of Item 1 he was a former trustee of the Covent Garden Area Trust but this was not considered a prejudicial

interest. In respect of Item 6 he was friends with the Harrow Road Ward Councillors but he not discussed the application with them.

3 MINUTES

RESOLVED:

That the minutes of the meeting held on 25 July 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 PITCH 1794, JAMES STREET, COVENT GARDEN, LONDON, WC2E 8PA

Erection of a semi-permanent, free-standing A1 retail kiosk measuring 3m x 1.8m x 2.85m (height) on the public highway.

An additional representation was received from Lothbury Investment Management Ltd (31/05/17).

Late representations were received from GL Hearn Ltd (14/08/17) and thirteen local businesses and residents (27/06/217, 21/03/17, 29/03/17, 10/07/17, 12/07/17, 03/07/17 and 07/07/18).

Councillor Hyams declared she was a trustee of the Covent Garden Area Trust and therefore withdrew from the meeting during consideration of this item.

RESOLVED:

That the application be refused on the grounds:

- 1) Its bulk, detailed design and materials would result in visual clutter adversely affecting the character and appearance of the Covent Garden Conservation Area; and
- 2) The proposed permanent siting of the street trading kiosk would be detrimental to pedestrian movement and safety on James Street.

2 5 MAIDA AVENUE, LONDON, W2 1TF

Excavate part of rear garden to extend lower ground floor and erect a single storey rear infill extension at lower ground floor level and erection of a two storey glazed staircase enclosure at lower ground and ground floor level.

A late representation was received from Councillor Melvyn Caplan.

The presenting officer tabled the following amendments to the report:

Section 8.2 (3rd paragraph) to read:

The ground and lower ground floor extension will project 2.4 metres from the rear face of the closest wing and be fully glazed on the side elevations. The lower ground floor infill will only be appreciated by its obscure glazed flat roof and shallow rear elevation; the majority of the structure is contained within the garden level. The ground floor extension will be appreciated as a single storey addition due to its positioning on a half-landing. It will be fully obscure glazed on the side elevations with a pitched roof.

Condition 6 to read:

You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof of the lower ground floor infill extension.

Reason:

As set out in draft decision notice.

Councillor Melvyn Caplan addressed the Sub-Committee in his capacity as ward member.

RESOLVED:

That the application be refused on the grounds that it would create an increased, and therefore unacceptable, sense of enclosure to the neighbouring property.

3 FLAT 2, 52 SOUTH MOLTON STREET, LONDON, W1K 5SE

Alterations including extension to existing first floor terrace and erection of a second and third floor roof extension to provide additional accommodation to an existing first floor flat, with second and third floor terraces.

RESOLVED:

That conditional permission be granted.

4 59 GREEK STREET, LONDON, W1D 3DZ

Use of part basement and part ground floor as a restaurant (Class A3), creation of new shopfront and replacement of extract plant on rear elevation and at roof level.

A late representation was received from the Soho Housing Association (11/08/17).

RESOLVED:

That conditional permission be granted subject to an additional condition restricting servicing and the collection of waste to between the hours of 07:00 to 21:00 Monday to Saturday and 08:00 to 18:00 on Sundays.

5 113 FIFTH AVENUE, LONDON, W10 4DR

Erection of a single storey side in fill extension.

An additional representation was received from Terrence Fidler Partnership Ltd (03/08/17).

RESOLVED:

That subject to no new issues being raised when the consultation period on the proposal under Certificate B formally expired on 22 August 2017, conditional permission and listed building consent be granted subject to an additional condition to ensure the guttering on the boundary wall is sufficient to prevent any water runoff into the neighbouring property.

6 28 SHIRLAND MEWS, LONDON, W9 3DY

Erection of a rear dormer extension at roof level to rear roof slope and installation of a rooflight to the front roof slope to enlarge existing dwellinghouse (retrospective application).

Late representations were received from Shahin Montakhab (14/08/17) and Councillor Ruth Bush (15/08/17).

The presenting officer tabled the following revised Condition 4:

Revised Condition 4

Notwithstanding what is shown on the approved drawings, you must apply to us for approval of detailed drawings showing the grey flashing to the front roof slope removed or obscured from view, and the vertical upstand of the dormer roof on the front elevation appropriately treated with roof tiles to match those on the front elevation of the building and wider terrace.

The submitted drawings must include a detailed section drawing at scale of 1:5 which shows how the roof tiles and ridge tiles will be arranged to this area of the building, including the relationship with the tiles to be retained and new sections of roof slope.

You must not start any work on these parts of the development until we have approved what you have sent us. The approved details must then be carried out within 6 months of the date of this decision notice.

Councillor Ruth Bush addressed the Sub-Committee in her capacity as ward member.

RESOLVED:

That conditional permission, as amended, be granted.

The Meeting ended at 8.22 pm

CHAIRMAN: _____

DATE _____