



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (4)** held on **Tuesday 21st November, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

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

Also Present: Councillors Paul Dimoldenberg (Item 5)

1 MEMBERSHIP

1.1 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 stated that a number of the applications include environmental matters. She declared that she is married to Councillor David Harvey who is the Cabinet Member for Environment, Sport and Community and has responsibility for environmental issues. She advised that she had not discussed any of the applications with him. In respect of item 3, she declared that in the presence of a council officer she had met Cynthia Grant and Paul Dimond who are members of the Bond Street and Regent Street Regeneration Board. She further declared that Paul Dimond is a neighbour but that she has only discussed the application with him in the aforementioned meeting. With respect to item 5, she declared that she is a cyclist. She also declared in relation to item 8 that a number of the committee members know

Alastair Moss who was formerly a Westminster councillor and had objected to the application. She also declared that she knows Mike Fairmaner who was formerly a Westminster officer and who had submitted a representation on behalf of Marble Arch.

- 2.3 Councillor Iain Bott declared in respect of item 2 that he would step down from the committee in order to make a ward member representation. In respect of item 7 he declared a prejudicial interest in that he lived directly above the site. He advised that he would withdraw from the meeting during the consideration of this application. With regard to items 2 & 8, he declared that he knows a number of the objectors to the applications.
- 2.4 Councillor Glanz declared in respect of item 3 that in the presence of a council officer he had met members of the Bond Street and Regent Street Regeneration Board. In respect of item 8 he declared that he knows Alastair Moss and who had objected to the application and who was formerly a Westminster councillor. He also declared that he knows Mike Fairmaner who was formerly a Westminster officer and who had submitted a representation on behalf of Marble Arch.
- 2.5 Councillor Williams declared in respect of item 5 that he had had meetings with Westminster Cycling as the Labour Party spokesperson on city transport matters which includes cycling but that he had not discussed the specific application with them.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 17 October 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 233 - 237 OLD MARYLEBONE ROAD, LONDON, NW1 5QT

Demolition of existing building and redevelopment to provide a new building comprising lower ground floor, mezzanine, upper ground floor and first to eight floor levels for use as hotel (Class C1) with ancillary bar/restaurant at lower ground floor, external landscaping and associated works.

The presenting officer referred the committee to a couple of minor errors in the report. These were that the premises were adjacent to rather than in the Molyneux Street conservation area and that the proposed bar area will be located at lower ground rather than the ground floor.

Late representations were received from the committee of the Residents' Association of Oxford and Cambridge Mansions and Hyde Park Mansions (17/11/17), Mrs Saskia

Arthur (19/11/17), Mrs Sera Orzel Gaeta (19/11/17), Miss Yael Bendahan (20/11/17), Devonshires solicitors (20/11/17), Bernard O'Dea (20/11/17), Ms Andrea Kidd (20/11/17) and a proposed development brochure from the applicants.

The presenting officer tabled the following changes to conditions:

Condition 24 to read:

The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As drafted in the decision notice.

Addition of Condition 32:

You must apply to us for approval of an Air Quality Assessment demonstrating how acceptable air quality will be achieved for the hotel. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the hotel is occupied and thereafter retain and maintain.

Reason:

To safeguard the conditions of the occupiers of the hotel rooms as set out in S31 of Westminster's City Plan adopted November 2016.

RESOLVED:

That conditional permission be granted subject to:

1. The amendments to conditions 24 and 32 as tabled on set out above;
2. an additional condition to secure a management plan to cover provisions to be made for people smoking outside the hotel to minimise the impact on residential amenity;
3. amending condition 4 to require the accent colours to the window reveals to be omitted from the scheme.

2 1. STONE HOUSE, 9 WEYMOUTH STREET, LONDON W1W 6DB 2. 142-146 HARLEY STREET, LONDON, W1G 7LE

1. Erection of a new single storey roof extension to create four residential units (Class C3) and associated plant (Site includes 9-11A Weymouth Street and 60A Portland Place) (Part of a land use swap with 142-146 Harley Street).
2. Use of third and fourth floors as medical use (Class D1) (part of a land use swap with Stone House, 9-11 Weymouth Street).

Additional representations were received from Ms Frances Auyeung (undated and 15.11.17) and Dr Mark Ellis (undated).

Late representations were received from the Portland Village Association (17/11/17), Andrew Stone (16/11/17), The Howard de Walden Estate (17/11/17), Ms Frances Auyeung (undated) and B. Harle (20/11/17).

The presenting officer tabled the following amendments to conditions:

Condition 10

Pre-commencement condition

You must not ~~use any part of the~~ commence development until we have approved appropriate arrangements to secure the following:

- Arrangements to mitigate the impact of the development on on-street parking demand in the area

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements.

[No change to reason for condition]

Condition 22

The temporary lift shown on the approved drawings shall be erected in full and be operational for the entirety of the period during which the main lift is out of service full duration of the works to implement this permission.

[No change to reason for condition]

Councillor Bott stepped down from the committee to make a ward member representation. Having done so he left the room while the committee considered the application.

RESOLVED: That the application be deferred for the following:

1. The committee to undertake a site visit for site 1 which should include a number of the objectors' properties;
2. To obtain from the applicants verified views from street level for site 1 to demonstrate the visibility of the proposed roof extension from public vantage points;
3. clarification regarding the usable floor space in the proposed flats at site 1;
4. consideration of providing external amenity spaces to all the family sized flats at site 1;

5. reducing the window sizes at site 1 in order to reduce the potential for overlooking and matching the colour of the roof lights with that of the proposed roof to reduce their impact.

3 PITCH 1701, NEW BOND STREET, LONDON, W1S 3SU

Installation of a free standing retail kiosk (Class A1).

An additional representation was received from Turley (15.11.17).

The presenting officer tabled copies of the report that was previously considered by the committee on 17 October 2017 for information.

RESOLVED:

That conditional permission be granted for a temporary period of five years subject to:

1. Amending condition 2 to reflect the five-year permission.
2. Amending condition 7 to control both internal and external advertising.
3. An additional condition to secure a maintenance plan scheme for the duration of the permission.

4 WESTMINSTER PIER, VICTORIA EMBANKMENT, LONDON, SW1A 2JH

Location of temporary ticket office kiosk on Victoria Embankment adjacent to entrance of Westminster Pier.

The presenting officer tabled the following amendments to conditions:

Condition 4 to read:

No advertisements shall be displayed on the kiosk hereby approved other than those comprising the name of the trader of the kiosk and the nature of his or her business. You must apply for details of any advertisement. You must then carry out work according to the approved details.

Reason:

To make sure that the appearance of the ticket kiosk is suitable and that it contributes to the character and appearance of this part of the Whitehall Conservation Area and setting of the adjoining listed Embankment wall, and adjacent listed structures. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and and DES 1, DES 5 DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

Condition 5 to read:

Within 3 months of this decision a Crowd Management Plan must be submitted and approved in consultation with Transport for London to address pedestrian comfort (including pedestrians on wheelchairs and those with prams) and to avoid overcrowding of Victoria Embankment within the vicinity of the ticket kiosk and demonstrate that there will be unobstructed access to the step free ramp onto the pier. You must then implement the measures within the plan at all times.

Reason:

As drafted in the decision notice.

RESOLVED:

That conditional permission be granted subject to:

1. The amendments to conditions as tabled and set out above, for a temporary period of one year.
2. No representations being received that raise new material issues in response to the applicants' revised notification to landowners which expires on 28 November.

5 18 ILBERT STREET, LONDON, W10 4QJ

Variation of Condition 3 of planning permission dated 31 January 2017 (RN: 16/09622/COFUL) for the installation of two covered bicycle stores on the public highway outside No.18 Ilbert Street. NAMELY, to allow the bike stores to remain on the highway until 31 January 2019.

Late representations were received from Councillor Brian Connell (21/11/17) and Queens Park Community Council (undated).

An excerpt from the committee report considered by the committee on 17 October 2017(Townscape and Design considerations) was tabled for information.

The presenting officer tabled the following changes to conditions:

Condition 2 to be deleted as the bike hangars are in situ.

Condition 3 (previously 4) to read:

The bicycle hangar structure shall remain finished painted in black.

Reason:

As drafted in the decision notice.

Councillor Paul Dimoldenberg addressed the Committee in his capacity as a Ward Councillor.

RESOLVED:

That conditional permission be granted under Regulation 3 of the Town and Country Planning General Regulations 1992 for a temporary period until 31 January 2019

subject to the changes to conditions as tabled and set out above and an informative setting out the committee's wish that alternative siting be explored with the local community before a further application to extend the permission is submitted.

6 90 HAMILTON TERRACE, LONDON, NW8 9UL

Excavation of additional basement area to create a swimming pool, construction of extensions at ground floor to rear and first floor to the side elevation; alterations to windows; replacement of existing terrace balustrade and landscaping and garden alterations.

RESOLVED:

That conditional permission be granted.

7 HARLEY STREET UNDERGROUND CAR, QUEEN ANNE MEWS, LONDON, W1G 9HF

Removal of Condition 10 of planning permission dated 30 May 2017 (RN: 16/10759) for, 'Use of part of the public car park (part third basement level) as a selfstorage facility (Class B8)'; to make the permission permanent rather than temporary for one year.

Having declared a prejudicial interest Councillor Bott stepped down from the committee and left the room during the consideration of the application.

RESOLVED:

The Sub-Committee agreed that condition 10 of the 2017 consent could be discharged. However, the decision was taken in light of the additional representations made by the applicants and it did not consider that the previously agreed temporary permission for one year had been unreasonable.

8 28 BREWER STREET, LONDON, W1F 0SR

Installation of kitchen extractor duct at rear second floor level (retrospective application).

RESOLVED:

That conditional permission be granted.

9 16 ARCHERY CLOSE, LONDON, W2 2BE

Erection of a roof extension at second floor level and the replacement of basement windows at front and rear elevations.

RESOLVED:

That permission be refused on design grounds.

The Meeting ended at 9.44 pm

CHAIRMAN: _____

DATE _____