



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 27th June, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Andrew Smith (Chairman), Barbara Grahame, Louise Hyams and Robert Rigby

1 MEMBERSHIP

1.1 It was noted that there were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Andrew Smith 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 Smith declared that the sites relating to items 2 and 7 were located in his Ward. He further declared in respect of item 2 that he knows one of the objectors to the application who lives in the street. However, he had not been contacted by them directly other than receiving a representation by email that had been copied to all members of the committee.

2.3 Councillor Rigby declared in respect of item 1 that he had met the consultants working on behalf of the applicants in his capacity as a Ward councillor for Regent's Park which is adjacent to the Abbey Road Ward.

2.4 Councillor Grahame declared in respect of item 1 that she lives in the Abbey Road Ward but not near to the site. She further declared that she had sat on the committee that had considered the original application for the site and had

attended a committee site visit and had also walked past the site separately on a number of occasions.

3 MINUTES

- 3.1 **RESOLVED:** That the minutes of the meeting held on 23 May 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 ST JOHNS WOOD BARRACKS, ORDNANCE HILL, LONDON, NW8 6PT

Variation of Condition 1 of planning permission dated 2 April 2015 (RN: 14/08070/FULL) for Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3) to provide a total of 163 units including 59 affordable units . Use of the listed Riding School as private ancillary leisure facility with internal and external alterations. Provision of Class A1/A3 retail units and Class D1 at ground level at 1 - 7 Queen's Terrace, redevelopment behind the retained front facade and the erection of a mansard roof extension ,creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking, circulation space, servicing and plant area and use of the listed Riding School as a private ancillary leisure facility, associated internal and external alterations, new side extension and the excavation of a lower ground floor beneath the Riding School. Namely to allow changes to list of approved plans to allow increase in residential units from 163 units to 171 units (increase in market housing) with associated change in unit mix, realignment of Block 4 to allow changes to The Avenue; amend Block 4 from houses to apartment building (retention of three villas on Avenue), reduction in extent and depth of basement excavation; reconfiguration of and increase in parking spaces by 14; alterations to facades and roofs of blocks 7 and 8 and alterations to landscaping plan (Application is accompanied by an Environmental Impact Assessment (EIA)).

16/12269/LBC: Variation of Condition 1 of listed building consent dated 2 April 2015 (RN: 14/08099/LBC) for Use of the listed Riding School as a private ancillary leisure facility and associated internal and external alterations. Namely, to vary the approved drawing to allow adjustments to the configuration of the accommodation stairs and lifts at mezzanine, ground and lower ground floor levels, adjustment to the configuration of the lower ground floor adjustment to the design of the western pavilion, rearrangement of the internal configuration along with a repositioning of the connection point and retention and repair of the existing external brickwork.

The presenting officer tabled an updated land use table comparing the consented scheme with the as proposed scheme which was set out on page 15 of the agenda.

The presenting officer referred to an error in paragraph 6.1 of the report which stated that the main barracks is vacant and the demolished. She clarified that the main barracks buildings are vacant, but they are not demolished.

Late representations were received from DP9 (22/6/17) and Craigewan (23/6/17).

RESOLVED:

1. That conditional permission be granted subject to a deed of variation to the original S106 legal agreement dated 2 April 2015 to secure the following:
 - a) Provision of 59 intermediate units at the main Barracks site and 41 affordable rented units at Sentinel House as per the agreed mix; the affordable housing to be retained for the lifetime of the development; the 59 affordable housing units to be transferred to an approved Registered Social Landlord (RSL) on a long lease (at least 99 years);
 - b) Off site affordable housing (41 units) to be provided at Sentinel House prior to the occupation of any market housing at the Barracks site;
 - c) The 20 car parking spaces for the 59 intermediate flats shall be provided on an unallocated basis prior to occupation without charge and with nominal maintenance costs to the RSL;
 - d) Provision of car club membership for each affordable unit for 25 years;
 - e) Provision of the cycle spaces for the 59 intermediate affordable units without charge and at nil cost to the RSL;
 - f) A financial contribution to cover the Council's costs of amending the existing Controlled Parking Zone (CPZ) arrangements to provide the development with its own Controlled Parking Zone (CPZ) and prevent future residents of the development being eligible to apply for or hold a residents parking permit for Zone C;
 - g) Provision of a Management Plan for the private and visitor parking;
 - h) Provision of a Management Plan in respect of the use of the private leisure facility, the garden square and the sanctuary garden;
 - i) Educational contribution of £423,000 towards primary school provision and £106,000 towards secondary school provision (index linked and payable on commencement of development);
 - j) Early Years Project contribution of £250,000 (index linked and payable on commencement of development);
 - k) Health contribution of £250,000 (index linked and payable on commencement of development);
 - l) Local Play Space contribution of £100,000 to the St John's Wood Adventure Playground (index linked and payable on commencement of development);
 - m) Provision of Public Art to a value of not less than £350,000 (index linked) and the art to be installed within six months of practical completion, to be retained and maintained throughout the life of the development;

- n) Provision of a Travel Plan;
- o) Provision of a community use of the private leisure facility -3xtwo hour blocks per week with one block to be made available to local schools and the remaining two blocks to be made available to local residents in the geographical area to be amended to include those on both sides of the streets;
- p) Financial contribution to cover the cost of highway works associated with the creation of the new accesses on Ordnance Hill and Queen's Terrace, provision of a car club space on Queen's Terrace and the improvements along Ordnance Hill and Queen's Terrace including new street tree planting;
- q) Provision and maintenance of pedestrian routes through the development, which are to be open 24 hours a day;
- r) Provision of a lighting scheme;
- s) The development not to be a gated community;
- t) Compliance with the Construction Code of Practice and contributions towards funding Environmental Sciences involvement in the demolition and construction to be £10,020 and costs associated with the Environmental Inspectorate to be £19,000 per annum;
- u) Offering local employment opportunities during construction;
- v) S106 monitoring costs.
- w) A financial contribution of £100,000 (index linked and payable on first occupation of the residential) to Transport for London of which £40,000 towards mitigating the impact of the proposal on cycle parking and £60,000 towards the cost of an average sized cycle docking station in the vicinity of the site.
- x) A replacement tree at 49 Ordnance Hill 2.

The chairman to be informed of the provisions of clause (o) of the existing legal agreement regarding the use by local schools and residents.

2. If the legal agreement has not been completed within six weeks of the date of the Committee resolution, then:
 - a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
 - b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an

agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. That conditional listed building consent be granted.
4. That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

2 21 CHAPEL SIDE, LONDON, W2 4LG

Demolition and re-development of the existing two storey mews building to provide a new building over basement, ground, first and second floor levels for use ancillary to the principal dwellinghouse at No 21 St Petersburg Place.

Late representations were received from development planning (23/6/17) and Chris Coulcher (23/6/17).

RESOLVED:

That conditional permission be granted.

3 11 CHAPTER STREET, LONDON, SW1P 4NY

Use of ground floor for Class A3 (financial and professional services) purposes and use of upper floors as 2 residential flats. Erection of rear extensions at ground, second and roof levels; alterations to the shopfront.

A late representation was received from Allan Hefferon (23/6/17).

RESOLVED:

Agreed that, had an appeal against non determination not been lodged, permission would have been refused on design grounds.

4 21 BERWICK STREET, LONDON, W1F 0PZ

Installation of two openable sash windows within the existing shopfront.

RESOLVED:

That conditional permission be granted subject to an additional condition to require no music played in the premises that can be heard outside at any time the windows are open.

5 BASEMENT, 179 RANDOLPH AVENUE, LONDON, W9 1DJ

Erection of a single storey timber framed structure within the rear of garden for use as a garden/gym room in connection with the existing basement flat (Class C3).

A late representation was received from Councillor Prendergast (27/6/17).

RESOLVED:

That conditional permission be granted subject to conditions, to be agreed by officers following consultation with the chairman, to require:

1. dark stained timber to all elevations,
2. dark-coloured roof,
3. blinds to be maintained to windows and doors to prevent light breakout,
4. landscaping in order to harmonise the building within the conservation area,
5. use only for purposes ancillary to the enjoyment of the basement flat as a dwelling.

6 36 MONTPELIER SQUARE, LONDON, SW7 1JY

Replacement of unauthorised rooflight as rear first floor terrace.

A late representation was received from Bell Cornwell (22/6/17)

RESOLVED:

That conditional permission be refused on the grounds of the impact upon the amenity of the adjacent dwelling in terms of outlook and sense of enclosure.

7 114 WESTBOURNE TERRACE MEWS, LONDON, W2 6QG

Infilling of rear courtyards at ground floor level to rear of 114 and 116 Westbourne Terrace Mews to enlarge existing dwellinghouses.

A late representation was received from Marco Garavello (21/6/17).

RESOLVED:

That conditional permission be granted.

The Meeting ended at 8.43 pm

CHAIRMAN: _____

DATE _____