



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** Committee held on **Tuesday 22nd August, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

**Members Present:** Councillors Andrew Smith (Chairman), Paul Church, Barbara Grahame and Louise Hyams

**Also Present:** Councillor Jacqui Wilkinson (Item 4).

#### 1 MEMBERSHIP

It was noted that Councillor Paul Church had replaced Councillor Robert Rigby.

#### 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 further declared that in respect of items 2 and 3 he had sat on the Sub-Committees which had deliberated on these application sites previously. In respect of item 4 he lived on the street where the application was located and he knew one of the objectors. His house however was situated a considerable distance away from the application and he had not entered into any discussions with the objector regarding the application.
- 2.2 Councillor Paul Church declared that in his capacity as Ward Councillor for West End Ward and Deputy Cabinet Member for Adult Social Services & Public Health, he met and engaged regularly with residents, residents groups, developers and others. He considered members of both the Majority and

Minority party as friends and met with them regularly. He further declared that items 1, 5 and 6 were situated within his ward

2.3 Councillor Louise Hyams declared that items 2 and 3 were situated within her ward.

2.4 Councillor Barabara Grahame declared that in respect of item 3 she had sat on the Sub-Committee which had heard the application previously.

### **3 MINUTES**

3.1 **RESOLVED:** That the Chairman signed the minutes of the meeting held on 18 July 2017 as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 WASHINGTON HOUSE, 40-41 CONDUIT STREET, LONDON, W1S 2YQ**

Use of the building as a private members club (Sui Generis), dual alternative use of the ground floor as retail (Class A1), associated alterations including erection of a 6th floor extension, a pergola at 4th floor level roof top plant, external terraces at 3rd,4th , 5th and 6th floor levels.

The presenting officer tabled the following amendment to the draft decision letter, addition of condition 18:

You must apply to us for approval of a servicing management plan (SMP). The use hereby permitted shall be carried out in accordance with the approved servicing management plan.

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

The presiding officer notified the Sub-Committee that the proposal description in the report should be amended to delete references to terraces located on the 3<sup>rd</sup> and 5<sup>th</sup> floors.

**RESOLVED:** That conditional permission, as amended, be granted subject to Condition 14 being amended to:

- 1) Restrict the use of the rear 4<sup>th</sup> floor terrace to ensure customers would not be permitted to use it before 08:00 and after 22:30 each day; and
- 2) Restrict the use of the 6<sup>th</sup> floor front terrace to ensure customers would not be permitted to use it before 07:00 and after 00:00 each day.  
(No change to the hours for the rear sixth floor terrace)

## **2 UNIT 4, TROCADERO, 13 COVENTRY STREET, LONDON, W1D 7DH**

### Application 1:

Installation of a new shopfront and plant at 6th floor roof level in connection with use of the ground floor (unit 4) as restaurant (Class A3).

### Application 2:

Installation of a new shopfront, installation of plant at sixth floor level and internal alterations.

### Application 3:

Display of internally illuminated fascia sign measuring 1.10m x 2.37m above existing ground floor canopy.

The presenting officer tabled the following amendment to condition 5 attached to the linked listed building consent Application 2:

The pilasters shall not be painted.

## **RESOLVED:**

### **Application 1**

That planning permission be refused on the grounds the proposal would result in the loss of a large ground floor retail unit and would harm the character and function of the area contrary to policy SS5 in the Unitary Development Plan (UDP) and S7 and S21 in City Plan.

### **Application 2**

- 1) That listed building consent, as amended, be granted; and
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 attached to the draft decision letter be agreed.

### **Application 3**

That advertisement consent be granted.

## **3 BASEMENT TO FIRST FLOOR MAISONETTE, 22 EATON PLACE, LONDON, SW1X 8AE**

Erection of replacement enlarged extension to the rear of the first floor. (addendum report)

An additional representation was received from two local residents (16/08/17).

## **RESOLVED:**

1. That conditional permission be refused on the grounds it would result in an unacceptable sense of enclosure to the neighbouring property and further diminution of daylight. It was therefore considered un-neighbourly with the reasons for refusal to be agreed under delegated powers in consultation with the Chairman.
2. That conditional listed building consent be granted.
3. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision notice be agreed.

### **4 13 CAMBRIDGE STREET, LONDON, SW1V 4PR**

Alterations to north and west elevations, external redecorations, interior alterations, repairs and remedial works.

The presenting officer tabled the following additional condition to be attached to the planning permission:

Condition 7:

The doorway on the Cambridge Street elevation shall be used for fire-exit purposes only and shall otherwise be kept closed.

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

Councillor Jacqui Wilkinson addressed the Sub-Committee in her capacity as ward member.

## **RESOLVED:**

1. That conditional planning permission and conditional listed building consent, as amended, be granted subject to an additional informative encouraging the applicant to retain the lantern.
2. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision notice be agreed.

### **5 41 GREAT PULTENEY STREET, LONDON, W1F 9NT**

Variation of Condition 7 of planning permission dated 11 October 2016 (RN: 16/03788) for erection of new fourth storey, plant room and perimeter railing for use as offices (Class B1) with a terrace. External alterations comprising new fenestration and painting of the facades, and alterations to the office entrance on Great Pulteney Street including erection of a fixed canopy; NAMELY to allow the plant to operate on a 24 hour basis (with restricted mode applied to various items).

**RESOLVED:** That conditional planning permission be granted subject to an additional condition requiring a supplementary acoustic report to be undertaken to demonstrate that the plant equipment complied with the relevant noise conditions. The details of the supplementary acoustic report to be reported back to the Sub-Committee.

Councillor Paul Church requested that his dissent be recorded.

## **6 AVERY HOUSE, 1-3 AVERY ROW, LONDON, W1K 4AJ**

Use of part basement, ground, first and second floors for restaurant purposes (Class A3) with associated plant and ventilation duct and metal louvred screen at roof level.

An additional representation was received from Thomas & Thomas Partners LLP (17/08/17).

The presenting officer tabled the following variations to the conditions:

Condition 7:

Customers shall not be permitted within the restaurant premises before 08:00 or after 00:00 Monday to Thursday, before 08:00 or after 00:30 the following morning on Friday and Saturday and before 09:00 or after 23:00 on Sunday.

Condition 13:

The plant/machinery hereby permitted shall not be operated except between 08:00 and 00:00 Monday to Thursday, before 08:00 or after 00:30 the following morning on Friday and Saturday and before 09:00 or after 23:00 on Sunday.

Condition 15:

You must apply to us for approval of new Operational Management Statement which should detail how staff and customers who wish to smoke will be managed. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the approved Operational Management Statement at all times that the restaurant is in use.

Condition 18:

All servicing must take place between 07:00 and 10:00 on Monday to Fridays. Servicing includes loading and unloading goods from vehicles and putting rubbish outside the building.

**RESOLVED:** That conditional permission, as amended, be granted subject to:

- 1) An additional condition requiring the production of a supplementary acoustic report in respect of the roof top plant ; and

- 2) Condition 18 being amended to request details of the servicing management plan and requiring all servicing to take place between 08:00 and 10:00 on Monday to Fridays.

**7 33 GREYCOAT STREET, LONDON, SW1P 2QF**

Variation of condition 21 of planning permission dated 15 September 2016 (RN 16/04244/FULL) which varied an earlier permission for 'Extensions at rear lower ground to fourth floor levels and a fifth floor roof extension with terraces, introduction of plant at roof level and alterations to the building facade in association with the use of the building as 23 residential flats', namely to allow windows C1 and C2 shown on drawing 140359-A-E-VA-D151 F3 to be clear glazed and windows A1, A2, B1, B2 and D to be fixed shut and obscure glazed (with the exception of window B2 which will be top opening).

**RESOLVED:**

That conditional permission be granted subject to:

- 1) A deed of variation to the original Section 106 legal agreement dated 18 January 2016 to link this permission to the terms of the agreement; and
- 2) Condition 21 be amended to provide further clarity in respect of which windows were clear and fixed shut.

The presiding officer notified the Sub-Committee that the proposal description in the report needed to be altered to reflect that C1 is clear glass /fixed shut and C2 is clear glass and openable.

**8 396 STRAND, LONDON, WC2R 0LT**

Use of an area of the public highway measuring 1.71m x 1.85m for the placing of 2 tables and 4 chairs in connection with the existing ground floor restaurant.

**RESOLVED:** That conditional permission for a temporary period of 1 year be granted.

The Meeting ended at 8.17 pm

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_