



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 10th October, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Andrew Smith (Chairman), Peter Cuthbertson, Gotz Mohindra and Roca

Also Present: Councillors

Apologies for Absence:

1 MEMBERSHIP

- 1.1 It was noted that Councillors Peter Cuthbertson, Gotz Mohindra and Tim Roca had replaced Councillors Louise Hyams, Robert Rigby and Barbara Grahame.

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 referred to Councillor Antonia Cox being the applicant in respect of item 5 of the planning applications. In line with guidance agreed by the City Council's Standards Committee, Members of the Majority Party sitting on this Committee are no longer required to apply for a dispensation from the Code of Conduct provided they can declare that they know Councillor Cox

through their membership of the Majority Party and see her at Council and related events. Councillor Smith advised that he was able to give that declaration in relation to Councillor Cox. Councillors Peter Cuthbertson and Gotz Mohindra stated that they were also able to give that declaration in relation to Councillor Cox.

- 2.3 Councillor Smith declared in respect of item 2 of the planning applications that he had previously chaired a meeting of the Committee that had considered an application for 8 Chesterfield Hill in March 2017. He had also met the applicant's representative in the presence of Council officers when the revised scheme was presented.
- 2.4 Councillor Mohindra declared in respect of item 3 of the planning applications that he knows the Chief Financial Officer of Capital & Counties Properties PLC ("Capco"). He had not discussed the application with him.

3 MINUTES

- 3.1 **RESOLVED:** That the minutes of the meeting held on 12 September 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 38 GROSVENOR SQUARE, LONDON, W1K 2HN

Use of the building as an event space for a temporary 18 month period (Sui Generis).

Councillor Glenys Roberts addressed the Committee in her capacity as a Ward councillor, objecting to the application.

RESOLVED:

That conditional permission be granted for a temporary period of 18 months, subject to an amendment to the recommended condition on the draft decision letter that the use of the premises as an event space, including in terms of loading times, shall not commence before 07:00 or after 23:00 each day.

2 8 CHESTERFIELD HILL, LONDON, W1J 5BL

Erection of a new residential building comprising 5 flats (Class C3).

An additional representation was received from Alan Hobart (29/9/17).

Late representations were received from Charles Wagner (8/10/17) and Jon Dingle (9/10/17).

Councillor Glenys Roberts addressed the Committee in her capacity as a Ward councillor, objecting to the application.

RESOLVED:

That planning consent be refused on design grounds.

3 11 FLORAL STREET, LONDON, WC2E 9DH

Installation of cleaning gantry with access ladder and associated works to rear atrium roof glazing.

RESOLVED:

That conditional permission be granted.

4 21 LOUDOUN ROAD, LONDON, NW8 0NB

Demolition of single storey rear garage extension and erection of single storey rear extension at ground floor with green roof to provide additional restaurant (Class A3) floor space and a deli area. Associated internal alterations including new door between existing building and proposed extension.

The presenting officer tabled the following changes to the draft decision letter:

Revised Condition 5 (Condition 4 on LBC)

~~'The rooflights shall be low profile as shown on approved drawings and shall be "Conservation Style".'~~

'You must apply to us for approval of detailed drawings of the following parts of the development - the rooflights. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings.'

Additional Condition 12 (Tree Protection Measures During Construction)

You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Additional Condition 13 (Details of Foundations – Impact on Adjoining Tree)

'You must apply to us for our approval of the design, depth, size, and location and means of installation of foundations. The foundations must be designed to avoid significant damage to tree roots. You must not start any work until we have approved what you have sent to us. The foundations must then be constructed according to the approved details.'

Additional Informatives

- 3. Some of the trees on and close to the site are protected by Tree Preservation Orders. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922.*

4. *Some of the trees on and close to the site are protected by Tree Preservation Orders. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922.*
5. *In respect of Condition 13, the foundation design must be determined following trial excavation to ensure that no significant tree roots will be affected.*
6. *Condition 12 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:*
 - * *the order of work on the site, including demolition, site clearance and building work;*
 - * *who will be responsible for protecting the trees on the site;*
 - * *plans for inspecting and supervising the tree protection, and how you will report and solve problems;*
 - * *how you will deal with accidents and emergencies involving trees;*
 - * *planned tree surgery;*
 - * *how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;*
 - * *how you will remove existing surfacing, and how any soil stripping will be carried out;*
 - * *how any temporary surfaces will be laid and removed;*
 - * *the surfacing of any temporary access for construction traffic;*
 - * *the position and depth of any trenches for services, pipelines or drains, and how they will be dug;*
 - * *site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;*
 - * *how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;*
 - * *the place for any bonfires (if necessary);*
 - * *any planned raising or lowering of existing ground levels; and*
 - * *how any roots cut during the work will be treated.*

A late representation was received from Barbara Milne, Senior Arboricultural Officer (5/10/17).

RESOLVED:

1. That conditional planning permission and conditional listed building consent be granted, subject to the revised condition, additional conditions and additional informatives set out above.
2. That the reason for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

5 FLAT 10, 15 HYDE PARK GARDENS, LONDON, W2 2LU

Removal of part of the south roof slope to form mansard roof slope and enlarged roof terrace, associated alteration to French doors to central dormer and internal alterations.

RESOLVED:

1. That conditional permission and conditional listed building consent be granted.
2. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision notice be agreed.

6 5, 7 AND 9 OLD PYE STREET AND 10 ABBEY ORCHARD, LONDON, SW1P 2LD

Replacement of existing windows and doors with aluminium framed double-glazed windows and doors.

Councillor Tim Mitchell addressed the Committee in his capacity as a Ward councillor, objecting to the application.

RESOLVED:

That conditional permission be granted.

7 9-12 BERNERS MEWS, LONDON, W1T 3AH

Use of building as offices (Class B1)

RESOLVED:

That conditional permission be granted.

8 81 DEAN STREET, LONDON, W1D 3SW

Use of an area of the public highway measuring 632mm x 11915mm for the placing of 5 tables and 10 chairs in connection with the existing restaurant premises.

RESOLVED:

That conditional planning permission be granted, subject to an amendment to condition 2 of the draft decision letter that the tables and chairs can only be put on the pavement between 08:00 hours and 22:00 hours daily.

The Meeting ended at 7.53 pm

CHAIRMAN: _____

DATE _____