



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 19th September, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

**Members Present:** Councillors Richard Beddoe (Chairman), Paul Church, Gotz Mohindra and Jason Williams

**Also Present:** Councillor Louise Hyams (Item 2)

#### 1 MEMBERSHIP

It was noted that Councillors Richard Beddoe and Jason Williams had replaced Councillors Melvyn Caplan and Ruth Bush.

#### 2 DECLARATIONS OF INTEREST

- 2.1 Councillor Richard Beddoe 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 Beddoe also declared that in his capacity as Chairman of Planning, he knew a number of property developers and planning consultants, although he did not consider them his friends. He added that any Members of the Majority Party who had or would make representations in respect of the applications on the agenda were his friends.
- 2.3 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.

- 2.4 Councillor Gotz Mohindra declared that he considered members of the Majority party as friends and met with them regularly.

### **3 MINUTES**

**RESOLVED:** That the Chairman signed the minutes of the meeting held on 29 August 2017 as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 OPEN SPACE, PARLIAMENT SQUARE, LONDON, SW1A 0AA**

Erection of a Women's Suffrage memorial in the form of a bronze statue of non-militant Suffragist Millicent Fawcett, by Gillian Wearing.

Additional representations were received from Nicky Morgan MP (05/09/17), Caroline Lucas MP (29/08/17), 14-18 NOW (18/09/17), Lynne Walker (01/09/17) and one interested party (undated).

Late representations were received from Westminster City Council's Tree Section (19/09/17), Councillor Susie Burbridge (19/09/17), six MPs Andrew Rosindell, Mark Menzies, Glyn Davies; Henry Smith, Alec Shellbrooke and Pauline Latham (12/09/17), twelve interested parties (15/09/17, 16/09/17, 17/09/17 and 19/09/17) and Jo Baxendale from the Greater London Authority (19/09/17).

#### **RESOLVED:**

1. That the Committee agreed that the particular circumstances of the proposal constituted "an exceptionally good reason" to justify a departure from the Council's presumption against new memorials in this part of the City as set out in the "Statues and Monuments in Westminster" Supplementary Planning Document (2008); and
2. That conditional permission be granted subject to:
  - i) The addition of the conditions recommended by Westminster City Council's Arboricultural Officer; and
  - ii) An additional modification condition requiring the applicant to redesign the placard feature of the memorial, the details of which were to be agreed by officers under delegated authority in consultation with the Chairman.

#### **2 PARLIAMENT SQUARE, LONDON, SW1P 3JX**

A memorial to Emmeline Pankhurst in the form of a bronze statue on stone plinth set within the existing memorials on the west side of Parliament Square Gardens.

Additional representations were received from two interested parties (undated) and Sir Neil Thorne (24/09/17).

Late representations were received from Sir Neil Thorne (16/09/17 and 18/09/17), RadcliffesLeBrasseur (18/09/17), six MPs Andrew Rosindell, Mark Menzies, Glyn Davies; Henry Smith, Alec Shellbrooke and Pauline Latham (12/09/17) and eleven interested parties (15/09/17, 16/09/17, 17/09/17 and 19/09/17)

Councillor Louise Hyams addressed the Sub-Committee in her capacity as ward member.

### **RESOLVED:**

That whilst the Sub-Committee was supportive of the application it be deferred in order for the applicant to submit a listed building consent application to remove/relocate the existing memorial to Emmeline Pankhurst located in Victoria Tower Gardens. Both applications to be then reported back to the Sub-Committee.

### **3 APPLICATION 1: 110 MARYLEBONE HIGH STREET, LONDON, W1U 4RY - APPLICATION 2: 100 MARYLEBONE LANE, LONDON, W1U 2QB**

**Site 1:** Alterations to all buildings including demolition of St Vincent Street buildings, the erection of a mansard roof extension to 110 Marylebone High Street, and the erection of a new building fronting St. Vincent Street comprising ground to fourth floors with new plant areas and extract ducting to the backland building. Use of the rear lower ground and part ground for restaurant (Class A3) use (accessed from St. Vincent Street), use of part lower ground and part ground as a shop (Class A1), use of part lower ground, part ground, part 1st, 2nd to 4th floor levels as office (Class B1) floorspace (accessed from St. Vincent Street) and use of part ground and part first floor levels as day nursery (Class D1) (accessed from Cramer Street). (Part of land use swap with 100 Marylebone Lane).

**Site 2:** Use of the ground to third floors as a permanent (Class D1) educational use (Land use swap with 110 Marylebone High Street).

Late representations were received from the Marylebone High Street Ward Councillors (12/09/17), St Vincent's Catholic Primary School (undated) and The Howard de Walden Estate (19/09/17).

### **RESOLVED:**

1. That conditional permission for Applications 1 and 2 be granted, subject to:
  - i) An amendment to condition 27 requiring the windows located at the second floor level to the backland building to be obscure-glazed; and
  - ii) A S106 legal agreement to secure:

- (a) A contribution of £300,000 towards the cost of public realm improvement works to St. Vincent Street (payable on commencement);
  - (b) Rescinding the temporary education use permission (ref: 16/03525) at 100 Marylebone Lane;
  - (c) All highway works immediately surrounding the site required for the development to occur, including reinstatement of redundant vehicle crossovers and associated work (legal, administrative and physical);
  - (d) Dedication of land on St Vincent Street as public highway; and
  - (e) The costs of monitoring the S106 agreement.
2. That if the S106 legal agreement had not been completed within six weeks of the date of the Committee resolution, then:
- (a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
  - (b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which 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.

#### **4 12-14 WILFRED STREET, LONDON, SW1E 6PL**

Installation of four air conditioning units within acoustic enclosures at main roof level, one air conditioning unit in front basement light well and associated works.

#### **RESOLVED:**

That conditional permission be granted subject to the addition of an informative requiring no plant/machinery to be operated after 19:00 hours daily.

#### **5 51 CHESTER SQUARE, LONDON, SW1W 9EA**

Variation of Condition 1 of planning permission dated 02 March 2017 (RN: 16/12193/FULL) which varied permission dated 3 November 2016 (RN: 16/06367/FULL) for excavation of additional basement level under the main house and mews. Replacement of existing conservatory with two storey rear extension with roof terrace at first floor level. Single-storey lower ground rear link extension. Installation of mechanical plant on roof of mews building (site includes 51 Ebury Mews). Namely, to extend the existing closet wing at rear second floor level to accommodate lift. (Linked to 17/03887/LBC).

**RESOLVED:**

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

**6 38 WARWICK AVENUE, LONDON, W9 2PT**

Partial demolition and replacement of the front garden wall facing into Warwick Avenue, including 2no gate piers to the shared pedestrian access between No 38 and No 40 Warwick Avenue.

A late representation was received from one local resident (15/09/17).

The Presenting Officer circulated prior to the meeting the following amendments to the conditions:

17/05887/FULL

Condition 7 to read:

The replacement front boundary wall shall be constructed in its entirety in accordance with the drawings hereby approved immediately following the demolition of the existing front boundary wall as a single phase of works.

17/05888/LBC

Condition 3 to read:

The replacement front boundary wall shall be constructed in its entirety in accordance with the drawings hereby approved immediately following the demolition of the existing front boundary wall as a single phase of works.

**RESOLVED:**

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

**7 92C SALTRAM CRESCENT, LONDON, W9 3JX**

Installation of timber fence on existing rear closet wing parapet wall between Nos.90 and 92 Saltram Crescent (retrospective application).

An additional representation was received from one local resident (13/09/17).

**RESOLVED:**

That conditional permission be granted.

The Meeting ended at 7.45 pm

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

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