



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 24th April, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Richard Beddoe (Chairman), David Boothroyd, Susie Burbridge and Tim Mitchell.

1 MEMBERSHIP

1.1 There were no changes to the membership.

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 gets to know a number of property developers and planning consultants, although he does 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 Beddoe then further declared that in respect of item 8 on the agenda, the application site is in his Ward.

2.4 Councillor Tim Mitchell declared that any Members of the Majority Party who had or would make representations in respect of the applications on the agenda were his friends. He also advised that in his capacity as a Councillor for St James's Ward, and as Cabinet Member for Finance, Property and

Corporate Services responsible for the City Council's property portfolio, he regularly met with members of the planning and property industry as well as residents' associations and amenity groups.

- 2.5 Councillor Mitchell then made the following further declarations as they related to the specific applications on the agenda:

Item 3: That he had chaired a Licensing Sub-Committee that had considered a licensing application on the application site.

Item 6: That the application site is in his Ward, that he is a Council appointment on the Jubilee Hall Trust who had submitted an objection and that he will withdraw from the Committee during consideration of this item and address the Committee in his capacity as a Ward Councillor.

- 2.6 Councillor Susie Burbridge declared that any Members of the Majority Party who had or would make representations on the applications on the agenda were her friends. She declared that she is the Deputy Cabinet Member for Housing. Councillor Burbridge further advised that that she did meet architects and developers from time to time but had not seen or spoken to any in relation to the applications on the agenda.

- 2.7 Councillor Burbridge also declared that in respect of item 5, that she is familiar with the building on the application site.

- 2.8 Councillor David Boothroyd declared that he is Head of Research and Psephology for Thorncliffe, whose clients are companies applying for planning permission from various local authorities. No current schemes are in Westminster, and if there were, he would be precluded from working on them under the company's code of conduct.

- 2.9 Councillor Boothroyd further declared that some Thorncliffe clients have engaged planning consultants who are also representing the applicants at the meeting: DP9 on item 3 and Savills on item 7. However, he advised that he does not deal directly with clients or other members of project teams, and planning consultants are not themselves clients.

- 2.10 Councillor Boothroyd then made the following further declarations as they related to the specific applications on the agenda:

Item 5: That he is a friend of Dafydd Elis who had submitted a response to the planning consultation.

Items 6: That he is a friend of Councillor Adam Hug who had submitted an objection.

Item 7: That he had sat on the Committee in August 2015 that had considered a previous application on this site.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 27 March 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 WHITELEYS CENTRE, QUEENSWAY, LONDON, W2 4YH

Variation of Condition 1 of planning permission dated 1 November 2017 (RN: 16/12203/FULL) for the Variation of Condition 1 and removal of Condition 10 of planning permission dated 27 April 2016 (RN: 15/10072/FULL) for the demolition of and redevelopment of building behind retained and refurbished facades to Queensway and Porchester Gardens facades to provide a mixed use development comprising three basement levels, ground floor and up to 8 upper floor levels, containing up to 129 residential units (Class C3), retail floorspace (Class A1 and A3) facing Queensway and arranged around a new retail arcade below re-provided central atrium and central retail courtyard, public car park, hotel (Class C1), cinema (Class D2) gym (Class D2), creche (Class D1), with associated landscaping and public realm improvements, provision of 103 basement residential parking spaces, cycle parking and associated basement level plant and servicing provision. Currently proposed amendments are NAMELY to reorganise the layout of the residential units and reduce the number residential units to 113 residential units (Class C3), reorganisation to basement levels and associated non-residential uses, amend the number of residential parking spaces at basement level to 110 with retention of a 36 space public car park, reconfigure the hotel use including increase in number of hotel rooms to up to 50 rooms, replacement of nursery/ crèche unit with a flexible Class D1/D2 unit located on Porchester Gardens frontage, formation of separate car and servicing access from Redan Place, formation of townhouses to rear of Porchester Court, alterations at roof level including addition of photovoltaic panels and associated external alterations.

Application withdrawn by the applicant.

2 PORCHESTER COURT, PORCHESTER GARDENS, LONDON, W2 4DF

Excavation of ground level to form new lowered landscaped courtyard area to the rear elevation, with associated removal of existing structures and trees, including TPO London Plane tree; new landscaping including replacement trees, erection of new walls, gates and bin store to Redan Place, and provision of green wall to western end of courtyard.

Application withdrawn by the applicant.

3 1 NEATHOUSE PLACE, LONDON, SW1V 1LH

Demolition and reconstruction of Nos. 27-31 and 39-40 Wilton Road to form an extended Building at 1 Neathouse Place for use as two hotels (Class C1), restaurant with ancillary bar (class A3) and coffee shop (Class A1); external alterations to Wilton Road and Vauxhall Bridge Road elevations; creation of rooftop plant well and installation of new and replacement plant.

Late representations were received from the Victoria Business Improvement District (26.01.2018), Peter Roberts on behalf of the Victoria Neighbourhood Forum (20.04.2018) and Environmental Health (20.04.2018).

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted, subject to an additional condition restricting the bar in the public restaurant to be no more than 15% of the total area, the views of the Mayor and the completion of a Section 106 legal agreement to secure:
 - Employment and Training Strategy for the construction phase and operational phase of the development;
 - Financial contribution of £18,000 towards Legible London wayfinding signage, £200,000 towards Cycle Hire station and £230,000 towards Subway Decommissioning.
 - Crossrail payment
 - Monitoring costs.
2. That if the 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.
 - 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.

4 13-14 HANOVER STREET, LONDON, W1S 1YH

Redevelopment of 13-14 Hanover Street/6-7 Pollen Street behind retained Hanover Street facade, including excavation of an additional basement, to provide a new building for retail use (Class A1) on basement, lower ground and part ground floors and office use (Class B1) at part ground, and first to part fifth/ part sixth floors with a roof top plant enclosure to 13-14 Hanover Street and a green roof to 6-7 Pollen Street (Site includes 6-7 Pollen Street).

An additional representation was received from Alison Allen (18.04.2018).

The presenting officer tabled the following amending condition:

Condition:

You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

Canopy over office entrance on Pollen Street - reduce both size and height above street level.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings.

(C26UB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

RESOLVED UNANIMOUSLY:

That conditional permission be granted, subject to an amending condition as set out above.

5 MEDICAL CENTRE, 14 - 16 NEWTON ROAD, LONDON, W2 5LT

Extensions to the existing building at roof, ground and lower ground level in connection with the provision of 961 sq.m (GEA) Class D1 floorspace and 9 residential flats (Class C3), together with associated parking and landscaping.

Additional representations were received from Nick Grant (13.04.2018), the Highways Planning Officer (16.04.2018), the Building Control Officer (16.04.2018), John Brewin (17.04.2018), Chris Neill on behalf of NHS Centra London Clinical Commissioning Group (18.04.2018), Martin Walton and Susanne Walton (18.04.2018), William Hagger on behalf of London Diocesan House (18.04.2018) and Kieron Hodgson (19.04.2018).

Late representations were received from Councillor Richard Holloway (24.04.2018) and John Zamit on behalf of South East Bayswater Residents' Association (24.04.2018).

1. To note: On page's 199 & 200 Reference to Class D2 should read Class D1.
2. Revised decision letter to incorporate:-
 - **Address as 14-18 Newton Road**
 - **Plan Nos added.**

P(--)-01, 02, 09, 10,11,12,13,20,21,23,24,25,26,30,31,34,35,36,37 (All Rev 00).

P(100,101,102,103,104,105,106,109,110,111,112,113,200,201,202,203,2

04,205,206,300,301,302,303,304,305,306,307,409,410,411,500,501,502,503,504,600,601,602,603 (All Rev01), P(47)01 Rev 01, P(31.5)01 Rev 00, P(31.5)02 Rev 01, P(90.3)01 Rev 01, P(90.3)02 Rev 01, P(90.3)03 Rev 00, P(90.3)04 Rev 00, MP(--)01 Rev 01.

- **Revised condition 33**

“You must provide the waste store shown on drawing 1456/P(90.03)4; before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the buildings on site. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)”

- **Revised condition 42**

a) The first floor windows of the west elevation of the main building must be installed with part obscure glass and partially fixed shut in accordance with that shown annotated on drawing 1456/P(-)205 Rev01 and to a minimum height of 1.7m above internal floor level.

b) The rooflights within the ground floor rear extension must be installed with obscure glass and details of their partially fixed shut submitted for approval.

The obscure glass must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and fix shut the relevant part of the window and must not change it without our permission. (C21DB)

RESOLVED UNANIMOUSLY:

That conditional permission be granted, subject to revisions to the decision letter and amended conditions 33 and 42 as set out above and an amendment to condition 25 to ensure that the operating hours for the medical use plant match the public opening hours in condition 22.

6 BASEMENT, 35 THE PIAZZA, COVENT GARDEN, LONDON, WC2E 8BE

Alterations to ground floor entrances to the Piazza and Tavistock Court; lowering of existing basement floor level and associated internal and external alterations, including internal strip out, removal and repositioning of internal staircases and installation of a new platform lift.

Additional representations were received from David Cooper (17.04.2018), Jim Monahan (17.04.2018 and 18.04.2018), Elizabeth Bax on behalf of the Covent Garden Community Association (17.04.2018) and a petition signed by market traders of Jubilee Market submitted by Stewart Carrol, Chairman of Jubilee Market Hal Ltd Covent Garden (17.04.2018).

Late representations were received from Andrew Hicks on behalf of Capco (18.04.2018 and 24.04.2018), Peter Wilson (20.04.2018), Monika Fabri

(23.04.2018), Patrick J Tolan on behalf of Harlequin Court Residents Association (undated), Mark Dennis and Joanna Chambers on behalf of Covent Garden Area Trust (19.04.2018), Abhi Thakor on behalf of Mark Field MP (20.04.2018), Natalie Patrick (19.04.2018) and Jim Monahan (24.04.2018).

The presenting officer tabled the following amendment to condition 6:

Amendment to Condition 6 (RN: 18/01142/FULL):

Pre commencement condition

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Councillor Mitchell, who had earlier declared an interest on this item, withdrew from the Committee during consideration of this item and addressed the Committee as a Ward Councillor. He then withdrew from the meeting for the remainder of this item.

RESOLVED (Councillors Beddoe and Burbridge in favour and Councillor Boothroyd against):

1. That conditional permission and conditional listed building consent be granted, subject to an amended condition 6 of the planning permission as set out above.
2. That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

7 1 WOOD'S MEWS, LONDON, W1K 7DL

Demolition of the existing building and erection of a three storey building with basement, terraces at rear first and second floor level roof for use as a single family dwelling house (Class C3); new canopy on the west elevation, and green roof.

An additional representation was received from Councillor Jonathan Glanz (18.04.2018).

RESOLVED UNANIMOUSLY:

That the application be deferred for a site visit.

8 24 AND 26 HUNTSWORTH MEWS, LONDON, NW1 6DD

Conversion of garages into habitable space, replacement of first floor windows and door and associated external alterations.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

The Meeting ended at 8.31 pm.

CHAIRMAN: _____

DATE _____