



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (4)** held on **Tuesday 30th January, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Angela Harvey (Chairman), Iain Bott, Jonathan Glanz and Jason Williams.

1 MEMBERSHIP

- 1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Angela Harvey 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 Harvey then made the following declarations as they related to the specific applications on the agenda:
- Item 2: That she knew the father of the applicant.
- Item 5: That she knew someone that had made a representation as a political associate.
- 2.3 Councillor Iain Bott declared that in respect of item 1, the application site was in his Ward.
- 2.4 Councillor Jonathan Glanz made the following declarations as they related to specific applications on the agenda:

Item 2: That he knew the applicant and had visited the application site and so he would withdraw from the Committee, not take part in any discussion and leave the room during consideration of this item.

Item 5: That the application site was in his Ward.

- 2.5 Councillor Jason Williams declared that in respect of item 2, he knew someone who had made a representation but had not discussed this application with them.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 19 December 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 3 MANDEVILLE PLACE, LONDON, W1U 3AP

Demolition and redevelopment behind retained and refurbished Mandeville Place facade, including rebuilding of mansard roof, rear extension on basement, ground and first to fourth floors, installation of plant within new recessed roof level enclosure and provision of internal kitchen extract duct terminating above main roof level. Use of basement and ground floor levels as a restaurant (Class A3) and use of the first to fourth floors as offices (Class B1).

An additional representation was received from Belgrave (26.01.2018).

The presenting officer tabled the following amendments to conditions 12 and 16 and corrections to the report:

Condition 12:

You must provide each of the six cycle parking spaces and two bicycle lockers shown on the approved drawings prior to occupation, **two of which must be allocated to the restaurant use and the remaining six spaces allocated to the office use**. Thereafter the cycle spaces and lockers must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Condition 16:

Prior to the commencement of the restaurant use, you must apply to us for approval of an Operational Management Plan to show how you will prevent customers who are leaving the restaurant from causing nuisance for people in the area, prevent customers queuing on the street, manage customers who wish to smoke, prevent customers from taking their drinks outside, and ensure deliveries

and refuse are not stored on the highway and are carried out in a sensitive manner to ensure noise is minimised within agreed hours.

You must then carry out the measures included in the approved Operational Management Plan at all times that the restaurant is in use. (C05JB).

Corrections:

Section 8.10, page 17: Community Infrastructure Levy (CIL) figure should read £27,000.

Mayoral CIL: £6,750.

RESOLVED:

That conditional permission be granted, subject to amendments to conditions 12 and 16 as set out above, a further amendment to condition 16 for the Operational Management Plan to address staff smokers and an additional condition requiring the applicant to address disabled access into the restaurant.

2 2 KILDARE TERRACE, LONDON, W2 5LX

Demolition of existing two storey rear extension and erection of a new rear two storey extension at lower ground and ground floor level and excavation of a basement under the house (including under the rear extension) and part of the front garden incorporating front and rear lightwells. Alterations to rear façade.

Additional representations were received from Victoria Wegg-Prosser (23.01.2018) and Victoria Maxwell (undated and 23.01.2018).

Late representations were received from Avani Raven, Senior Planning Officer, North Planning Team (27.01.2018 and 29.01.2018), Councillor Brian Connell (29.01.2018) and Vicki Wegg-Prosser (25.01.2018 and 27.01.2018).

Councillor Glanz, who had earlier declared an interest in respect of this application, withdrew from the Committee, took no part in discussion and left the room during consideration of this item.

The presenting officer tabled the following amendment to condition 6.

You must carry out the development at all times according to the methods as identified within the Arboricultural Method Statement by ARBTECH dated 21 March 2017.

RESOLVED:

That subject to no new issues being raised further to the additional consultation undertaken, conditional permission be granted, subject to an amendment to condition 6 as set out above and an additional informative in respect of the means of escape from the basement bedroom.

3 14 FARM STREET, LONDON, W1J 5RF

Excavation of a single storey basement extension and erection of a rear extension at third floor level to provide additional accommodation to the existing dwellinghouse; installation of replacement windows and doors to the front and rear elevations and extension of the existing rear ground level rear balcony.

RESOLVED:

That conditional permission be granted, subject to an additional informative in respect of the means of escape from the rear basement bedroom.

4 PENTHOUSE 41, 35 BUCKINGHAM GATE, LONDON, SW1E 6PA

External alterations to the form, glazing and cladding at fifth floor level; and erection of extension and formation of terrace at roof level to provide additional residential accommodation in connection with Flat 41.

Late representations were received from David Gibson Architects (30.01.2018) and a copy of an appeal decision from The Planning Inspectorate (30.09.2016).

RESOLVED:

That conditional permission be granted, subject to an additional informative in respect of fire access arrangements because of matters being brought to the Council's attention regarding right of way by the owners of 36 Buckingham Gate.

5 FIRST FLOOR AND SECOND FLOOR FLAT, 66 CAMBRIDGE STREET, LONDON, SW1V 4QQ

Erection of extensions to rear closet wing at first and second floor levels and addition of mansard roof extension to create new third floor level, in connection with the provision of a 1 bed flat at first floor level and a 2 bed maisonette over second and third floor levels.

The presenting officer tabled the following additional condition:

The mansard roof and the roof of the second floor closet wing extension hereby permitted shall be clad in natural slate.

RESOLVED:

That conditional permission be granted, subject to the additional condition as set out above and deletion of condition 6 as Members were content about the proposed terrace on the second floor level given others existed in the street and that it was not considered to result in any material overlooking.

6 121 RANDOLPH AVENUE, LONDON, W9 1DN

Erection of single storey outbuilding at end of rear garden. (Retrospective).

An additional representation was made by the Arboricultural Officer (22.01.2018).

The presenting officer tabled the following additional condition 4:

Within 2 months of the date of this permission, you must apply to use for approval of details of a soil amelioration scheme which will improve the rooting environment for the Poplar Tree in the neighbouring property. You must then implement the soil amelioration scheme within 2 months of our approval and adhere to the soil amelioration scheme as approved at all times.

Reason:

To protect the trees and character and appearance of this part of the Maida Vale Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV17, DES (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2017.

RESOLVED:

That conditional permission be granted, subject to an additional condition 4 as set out above, an amendment to condition 3 so that the outbuilding be painted with a dark green stain within 3 months, an additional landscaping condition and an additional informative that the dark green appearance of the outbuilding be to mitigate the outbuilding's overall appearance and to preserve this part of the Maida Vale Conservation Area and to ensure replacement landscaping to the rear garden.

The Meeting ended at 8.13 pm.

CHAIRMAN: _____

DATE _____