



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 20th February, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Angela Harvey (Chairman), Jonathan Glanz, Iain Bott and Ruth Bush

1 MEMBERSHIP

- 1.1 It was noted that Councillor Ruth Bush had replaced Councillor Jason Williams.

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 Jonathan Glanz declared that the application sites for items 1, 3 and 4 were located in his ward. He further declared in respect of item 1 that he had received a presentation from the applicants but had not expressed an opinion on the proposals.
- 2.3 Councillor Ruth Bush declared in respect of item 2 she had received modest hospitality from the New West End Synagogue but had not discussed the application with them. She also declared in respect of item 8 that she is a trustee of the Westminster Tree Trust.

3 MINUTES

3.1 **RESOLVED:**

That the minutes of the meeting held on 30 January 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 7-12 HALF MOON STREET, LONDON, W1J 7BH

Demolition of 4th floor mansard and roof, and rebuilding of the 4th floor mansard and new 5th floor mansard; extension on 3rd floor terrace at 8 Half Moon Street to new 5th floor level; extension to existing lift shaft with overrun and creation of new lift shaft with an overrun at new roof level; creation of a new living roof; relocation of existing roof plant within enclosures in two locations at fourth and fifth floor levels. reinstatement of Juliet balconies at first floor level and the erection of a new portico at ground floor level along the Clarges Street frontage. Internal alterations at all levels throughout all in connection with the provision of an additional seven bedrooms to an existing hotel (Class C1).

RESOLVED:

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

2 40 - 44 BARK PLACE, LONDON, W2 4AT

Application 1 - Erection of glass lobby under existing ground floor canopy and erection of metal railings and reconfiguration of planters to the street frontages of the site. (RN: 17/10600/FULL). Application 2 - Display of two non-illuminated signs measuring 2.80m x 1.5m and 1.20m x 0.90m to the eastern elevation of the building at first and second floor levels. (RN: 17/10959/ADV)

Late representations were received from Mrs Sophia Massey Cook (undated, 6/2/18 and 7/2/18).

The presenting officer tabled a revised description of the development and changes to the draft decision letter as follows:

Revised Description of Development:

Erection of glass enclosure lobby under existing canopy, render brickwork to front and side elevations and re-plant beds up to pavement edge.

Removal of Condition 4 as the installation of railings are considered to be permitted development.

Addition of Informative:

You are advised that the railings to the Bark Place elevation are likely to be considered permitted development, thus not requiring planning permission.

RESOLVED: Deferred for a site visit.

3 33 BROADWICK STREET, LONDON, W1F 0DQ

Alterations to the existing building including extensions to the rear elevation at third to seventh floor level, alterations to the roof, recladding and changes to fenestration, creation of a roof terrace at fourth floor level on Ingestre Place elevation and roof terrace at main roof level, installation of plant, shopfronts and new entrances, increasing the retail (Class A1) floorspace at ground floor level, and use of part of the basement and part ground as a restaurant (Class A3) with associated works.

Late representations were received from Gerald Eve LLP (15/2/18 and 19/2/18).

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

Condition 12 (deleted) amended to an informative

You are advised that the grey colour glazed brick shown on the 3d visuals is not approved. Photographs of samples of the brick should be submitted for approval pursuant to condition 11 on the decision notice.

RESOLVED:

That conditional planning permission be granted subject to:

- A) a S106 legal agreement to secure:
 - i) All highway works immediately surrounding the site required for the development to occur, including changes to on-street restrictions, alterations to the vehicle access and adjoining footway and associated work (legal, administrative and physical)
 - ii) Dedication of land as public highway prior to occupation where necessary
 - iii) The costs of monitoring the S106 agreement.
 - B) the deletion of condition 12 as tabled and set out above which is amended to an informative and modifying condition 26 to seek an operational management plan for the restaurant which should include a strategy for customers and staff wishing to smoke.
2. If the S106 legal agreement has 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.

Councillor Ruth Bush dissented from the decision.

4 19 BERWICK STREET, LONDON, W1F 0PX

Use of the first floor as offices (Class B1); erection of roof extension and rear extension at first and second floor levels to provide additional office (Class B1) floor space, and repositioning and extension of extraction flue on rear elevation.

RESOLVED:

That conditional permission be granted.

Councillor Ruth Bush dissented from the decision.

5 40 PORCHESTER ROAD, LONDON, W2 6ES

Extension to front elevation at ground and first floor, re-cladding of building at ground and first floor and changes to the elevations in association with the change of use at first floor level from ancillary public house accommodation (Class A4) to a self-contained residential unit (Class C3).

RESOLVED:

That conditional permission be granted.

6 458 EDGWARE ROAD, LONDON, W2 1EJ

Retention of ground floor rear extension and shopfront alterations in connection with continued use as a restaurant (Class A3). (Retrospective Application).

RESOLVED:

That conditional permission be granted.

7 5 MAIDA AVENUE, LONDON, W2 1TF

Excavation of a basement to lower ground floor level, erection of a single storey extension at lower ground floor and insertion of new glazed sliding doors at ground floor.

RESOLVED:

That conditional permission be granted.

PART 2: IN PRIVATE

RESOLVED: That under Section 100(A)(4) and Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) the press and public be excluded from the meeting for the following item of business because it involves the likely disclosure of exempt information in relation to the financial or business affairs of the Authority and/or other parties and it is considered that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

8 BARNES COURT, 6-8 WESTBOURNE TERRACE, LONDON, W2 3UW

T2 London plane: remove

RESOLVED:

That consent be refused:

The Sub-Committee considered that removal was not justified due to the adverse effect on amenity and on character and appearance of conservation area.

The Meeting ended at 8.15 pm

CHAIRMAN: _____

DATE _____