



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (4)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (4)** Committee held on **Tuesday 17th April, 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 Cllr Ruth Bush had replaced Cllr Jason Williams.
- 1.2 The Chairman announced that this was the last meeting of Planning Sub-Committee (4) scheduled before the local elections on 3 May 2018 and placed on record her thanks to Members and officers for all their help, support and commitment over the previous four years.

#### 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 declared that in respect of item 2 she had been a member of the Planning Sub-Committee, which had considered a previous application at the site.
- 2.3 Councillor Bott declared that item 3 was located within his ward and as such he would therefore withdraw from the Sub-Committee and retire from the room during the consideration of this item.

2.4 Councillor Glanz declared that item 2 was located within his ward and as such he would therefore withdraw from the Sub-Committee and retire from the room during the consideration of this item.

2.5 Councillor Bush declared that she was a trustee of the Westminster Tree Trust.

### **3 MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 20 March 2018 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

4.1 The Chairman moved that, following the recommendation of the Chief Executive, for all applications, the votes of Members at Planning Applications Sub-Committee (4) meetings be formally recorded in the minutes.

#### **4.2 RESOLVED UNANIMOUSLY:**

That the votes of Members at Planning Applications Sub-Committee (4) meetings be formally recorded in the minutes.

### **1 72 & 74 HAMILTON TERRACE, NW8 9UL**

Demolition of two-storey coach house (no.72) and building behind retained front façade and side returns (no.74) and construction of new five storey plus basement building to provide 7 residential units, with associated alterations. Demolition of two garage blocks to rear and construction of new 'U' shaped building of ground and basement to provide a single dwelling house.

An additional representation was received from Savills (12 April 2018).

Late representations were received from Savills (13/04/18), Westminster City Council's Tree Section (09/04/18, 13/04/18, 14/04/18 and 17/04/18) and David Brown Landscape Design (17/04/18).

The presenting officer tabled the following revised recommendation:

The issue of the potential impact of the development (in particular the basement) on trees within and adjacent to the site has been the subject of further discussion on the run up to committee, as clear from additional and late representations. Unfortunately, whilst a number of tree issues have been resolved, one matter has been able to be resolved to the satisfaction of our Tree Officer, in the time available.

Sufficient and accurate evidence has not been provided regarding the potential impact on three trees within neighbouring gardens. A Yew tree and False Acacia Tree located within the garden of No. 70 Hamilton Terrace, both of which are subject

to Tree Preservation Orders, and a Yew tree within the garden of No. 10 Hall Road, which is subject to conservation area status.

If members are content with all other aspects of the proposal, it is suggested that a decision be deferred to resolve this matter and for officers to determine the application under delegated powers.

A vote was taken on the officer's recommendation to defer the application:

For: Councillors Harvey, Bott, Bush and Glanz.

Against: None.

### **RESOLVED:**

That the application be deferred to a future Planning Sub-Committee meeting in order to allow the applicant to address the following concerns raised:

- 1) Further evidence was required regarding the potential impact of the development on three trees located within neighbouring gardens; and
- 2) The applicant to explore whether the application's amenity space could be increased by removing the car parking located at the rear of the dwelling and reconfiguring the basement parking area.

## **2 18-22 WEIGHHOUSE STREET, WC1K 5LU**

Application to remove the one year restriction on capacity and extended opening hours of the Class A3 restaurant at No. 21-22 and to enable the restaurant to continue to operate with the existing capacity (40 at any one time) and within the existing operating hours of 07:00 to 23:00 on Thursdays to Saturdays and 07:00 to 22:00 on Sundays to Wednesdays [being an application to remove condition 14 of planning permission dated 31 January 2017 (RN 16/10936/FULL) which was a variation of planning permission dated 17 September 2014 (RN: 14/06746/FULL) for 'Use of the first floor of 18-22 Weighhouse Street as residential accommodation (Class C3) comprising 1x1-bed and 1x2 bedroom flats; amalgamation of existing Class A1 retail units to be located at basement and ground floor of Nos. 18, 19 & 20, as a single retail unit; relocation of existing Class A3 cafe/restaurant to be located to Nos. 21 & 22 (at ground and basement levels); alterations to the shopfronts and to the fenestration of the property at ground and first floor levels'].

Late representations were received from Grosvenor (11/04/18), Westminster City Council's Environmental Health Consultation Team (12/04/18), one local resident (05/04/18) and Mr Xavier Rousset of Comptoir Café and Wine (17/04/18).

Councillor Glanz stepped down from the Sub-Committee and left the room during the consideration of the application.

A vote was taken on the officer's recommendation to grant the application:

For: Councillors Harvey, Bott and Bush.

Against: None.

**RESOLVED:**

That conditional permission be granted subject to an additional condition requiring specific doors and windows to be closed after 21:30 hours to reduce noise breakout from within the café.

**3 REGIS HOUSE, 47 BEAUMONT STREET, W1G 6DL**

Use of lower ground floor level as a gymnasium (Class D2) and installation of a new ground floor front facade and entrance on Beaumont Mews, new roof over rear lightwell and access ramp, frosted glass screen and fire escape doors to Beaumont Street and installation of plant.

Councillor Bott stepped down from the Sub-Committee and left the room during the consideration of the application.

A vote was taken on the officer's recommendation to grant the application:

For: Councillors Harvey, Bush and Glanz.

Against: None.

**RESOLVED:**

That conditional permission be granted subject to condition 22 being amended to address the wider concerns regarding access issues relating to the servicing of the application site and the entrance and exit of the building by customers and staff, and an appropriate informative be added to explain the Committee's concerns. Any future application for approval of the management plan to come before a future Planning Sub-Committee meeting for determination following public consultation.

**4 SUMMIT HOUSE, 27 SALE PLACE, W2 1PP**

Sub-division and use of existing ground floor for Class A2 (financial services) and B1 (office) space, including external alterations to the ground floor front and rear elevations and the installation of an Automatic Teller Machine (ATM) to Praed Street. (Site includes 27 Sale Place & 15-29 Praed Street).

Additional representations were received from JCDecaux (11/04/18), HSBC (11/04/18), South East Bayswater Residents' Association (11/04/18), DP9 (12/04/18) and Westminster City Council's Highways (12/02/18).

Late representations were received from the Ward Councillors Heather Acton (15/04/18) and Antonia Cox (17/04/18).

A vote was taken on the officer's recommendation to refuse the application:

For: None.

Against: Councillors Harvey, Bott, Bush and Glanz.

**RESOLVED:**

That permission be granted contrary to the officer's recommendation as the Sub-Committee had regard to the exceptional circumstances of the application in terms of the significant local support for use as a bank. The conditions to be settled by officers under delegated authority.

**5 43 WARWICK WAY, SW1V 1QS**

Erection of a two storey rear extension at lower-ground and ground floor levels and replacement shopfront.

A vote was taken to defer the application to a site visit:

For: Councillors Harvey, Bott, Bush and Glanz.

Against: None.

**RESOLVED:**

That the application be deferred for a site visit in order to assess its impact on neighbouring amenity.

**6 12 LAUDERDALE PARADE, LAUDERDALE ROAD, W9 1LU**

Erection of a first and second floor extension to create a residential unit (Class C3).

A vote was taken on the officer's recommendation to refuse the application:

For: Councillors Harvey, Bott, Bush and Glanz.

Against: None.

**RESOLVED:**

That permission be refused on the grounds that:

- 1) The proposal was considered harmful to the appearance of the building and the character and appearance of the Maida Vale Conservation Area; and
- 2) The development would result in an unacceptable increase in the sense of enclosure to neighbouring residents occupying the ground floor flat of Lauderdale Mansions South.

**7 6 ACACIA GARDENS, NW8 6AH**

Erection of a single storey extension to existing garage.

A vote was taken on the officer's recommendation to grant the application:

For: Councillors Harvey, Bott, Bush and Glanz.

Against: None.

**RESOLVED:**

That conditional permission be granted.

The Meeting ended at 8.23 pm

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

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