



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

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

Members Present: Councillors Iain Bott, Geoff Barraclough, Tim Mitchell and Selina Short

1 ELECTION OF CHAIRMAN

- 1.1 It was noted that Councillor Tim Mitchell replaced Councillor Angela Harvey.
- 1.2 It was further noted that the Leader of the Council had nominated Councillor Iain Bott to be the Chairman. Having put the matter to the vote, it was:
- 1.3 **RESOLVED:** That Councillor Iain Bott be elected as Chairman.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Bott 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 Bott declared in respect of Item 8 that he had sat on the Committee that had previously considered the application. In respect of Item 5 he declared that he knows a representative of Land Securities who had submitted representations in relation to the application.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 3 April 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 UNITS 4 AND 5, TROCADERO, 13 COVENTRY STREET, LONDON, W1D 7AB

Use of part ground floor and part basement for mixed retail and restaurant use (Sui Generis), installation of a new shop front, roof level plant and full height extract duct.

A late representation was received from the applicant in the form of a brochure outlining the proposal (undated).

RESOLVED UNANIMOUSLY:

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

2 AXTELL HOUSE, 23-24 WARWICK STREET, LONDON, W1B 5NQ

Variation of condition 1 of planning permission dated 10 January 2017 (RN:16/08729/FULL) for the demolition of existing 4th to 6th floors and erection of new 4th to 6th floors, including provision of a roof top garden and terrace at 6th floor level; all for office (Class B1) purpose. Relocation of plant to a 1st floor lightwell, replacement of windows to front elevation, alterations to rear elevation and new ground floor entrance. NAMELY, changes to the rear elevation, to the Warwick St entrance and the double-height corner bay at roof level (partially retrospective application).

An additional representation was received from Rolfe Judd (30.5.2018)

RESOLVED UNANIMOUSLY :

That conditional permission be granted.

3 20A GROVE END ROAD, LONDON, NW8 9LA

Demolition of existing house and erection of replacement building comprising basement, ground, first and second floors to provide three residential flats with parking at basement level.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

4 4 HILL ROAD, LONDON, NW8 9QG

Demolition of existing rear extension, erection of a single storey rear infill extension at lower ground floor level and use of the roof as a raised garden. alterations to the front boundary. Use of the lower ground, ground, first and second as a single dwellinghouse.

Late representations were received from Councillor Peter Freeman (5.6.2018) and from the occupier of Flat 2 Hill Road and 4a Hill Road (5.6.2018).

The Presenting Officer tabled the following amendments to the draft decision letter:

ADD condition 11 to remove Permitted Development Rights

You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

REASON:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

ADD condition 12 to limit ground floor terrace

You must apply to us for approval of detailed drawings showing the following alteration to the scheme: The reduction in the size of the rear ground floor terrace to no further than the line of the rear building line of 4A Hill Road. 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.

REASON

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

RESOLVED: (For: Councillors Bott, Mitchell and Short; Against: Councillor Barraclough due to the loss of residential units)

That conditional permission be granted subject to the additional conditions tabled and set out above.

5 COLONIES, 25 WILFRED STREET, LONDON, SW1E 6PR

Use of an area of public highway on Pine Apple Court measuring 18.5m x 5m for the placing of four picnic benches, eight tables and 24 chairs in connection with the use of The Colonies public house.

RESOLVED UNANIMOUSLY:

That conditional permission be granted subject to an additional informative advising the applicant to adhere with all the planning conditions.

6 52 OAKINGTON ROAD, LONDON, W9 2DH

Erection of mansard roof extension at second floor level

The Presenting Officer tabled the following amendments to the draft decision letter:

ADD condition 8 to remove Permitted Development Rights

You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

REASON:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

RESOLVED UNANIMOUSLY:

That conditional permission be granted subject to the additional condition as tabled and set out above and amending the words "outside walls" to "Mansard roof".

7 28 WESTBOURNE PARK ROAD, LONDON, W2 5PH

Variation of Condition 7 or planning permission dated 13 December 2017 (RN: 17/09058/FULL) for the erection of garden building at end of rear garden. NAMELY, to reword the condition to allow residents of the main dwelling and family members to, on occasions, use the garden room as sleeping accommodation.

An additional representation was received from AR&V Investments Limited (29.5.2018)

A late representation was received from DP9 Ltd (4.6.2018)

RESOLVED UNANIMOUSLY:

That conditional permission be granted subject to an additional informative to advise the applicant that the garden room should not be used as self contained accommodation or rented out.

8 72 HAMILTON TERRACE, LONDON, NW8 9UL

Demolition of two-storey coach house (no.72) and building behind retained front facade 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 (Addendum report).

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

9 34 FINCHLEY ROAD, LONDON, NW8 6ES

Excavation of basement level under building and rear garden with front and rear lightwells to create one self-contained flat (Class C3) and demolition and replacement of rear garden boundary wall with Lyndhurst Court.

The Presenting Officer tabled the following amendment to the draft decision letter:

ADD condition 15 –working hours

Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:

- o between 08.00 and 18.00 Monday to Friday;
- o between 08.00 and 13.00 on Saturday; and
- o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

REASON:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

RESOLVED UNANIMOUSLY:

Item deferred in order to address the concerns of the Arboricultural Officer.

The Meeting ended at 7.55 pm

CHAIRMAN: _____ **DATE** _____