



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** Committee held on **Tuesday 4th April, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Ruth Bush (Chair), Ryan Jude, Amanda Langford and Cara Sanquest

#### 1 MEMBERSHIP

- 1.1 It was noted that Councillor Ruth Bush was substituting for Councillor Nafsika Butler-Thalassis.
- 1.2 A Councillor was required to Chair the evening's meeting and the Sub-Committee

#### RESOLVED:

That Councillor Ruth Bush be elected Chair of Planning Applications Sub-Committee (3) for that evening's meeting.

#### 2 DECLARATIONS OF INTEREST

- 2.1 Councillor Bush explained that a week before the meeting, all four Members of the Sub-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 emails containing objections or giving support. Members of the Sub-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 Sub-Committee, it did not mean that the issue had been ignored. Members would have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Jude declared, in respect of Item 4, that the application site was in his ward. He further declared that he had discussed the application with

residents and expressed a view on it. He would therefore address the Sub-Committee and then stand down and leave the room during the consideration of the application.

- 2.3 Councillor Bush declared that in respect of Item 4 she had sat on a Planning Sub-Committee which had considered a different application on the same site previously. She also declared that was a Trustee of the Westminster Tree Trust.
- 2.4 The Chair stated that Councillor Rachael Robathan had an interest in respect of Item 8 on the agenda. She advised that the members sitting on the Sub-Committee were no longer required to apply for a dispensation from the Code of Conduct provided they could declare that they only knew Councillor Robathan through their membership of the Council and saw her at Council and related events. All members of the Sub-Committee advised that they were able to give that declaration in relation to Councillor Robathan.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 6 December 2022 be signed by the Chair as a correct record of proceedings subject to the resolution on Item 4 being amended to read –

“That contrary to the officers’ recommendation the application be refused on the grounds that its use would have a detrimental impact on the character and function of the area. The **details of the** reasons for refusal to be agreed under delegated powers in consultation with the Chair.

### **4 PLANNING APPLICATIONS**

Due to technical issues the Committee Clerk read out the representations of those members of the public who were due to address the Sub-Committee virtually.

#### **1 16 CHARLES STREET, LONDON, W1J 5DR**

Alterations to front and rear elevations, including alterations to door and windows to front and rear basement lightwells. Replacement of plant (at roof level and in front and rear basement lightwells) and brick clad riser to rear of building. Alterations to rear terrace including removal of existing pergola and pyramid rooflight below and infilling of existing lightwell. Internal alterations at all levels.

Additional representations were received from two local residents (27.03.23, 28.03.23) and Comm Comm UK (30.03.23).

The planning officer also circulated the following revised/additional conditions for the draft decision letters:

Planning permission 22/03070/FULL:

Additional conditions:

16. You must carry out a sample panel of the proposed soot washing. You must not carry put the remainder of the soot washing until we have approved the sample panel.

Reason

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26FE)

17. You must apply to us for further detailed drawings at 1:5 of the following parts of the development:

The detailed appearance of the dry riser cover to the front elevation, including materials.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

Listed building consent 22/03071/LBC:

Amended condition 5 (changes in bold and underlined):

You must apply to us for approval of detailed drawings 1:5 and 1:20 of the following parts of the development:

- a) rooftop plant enclosure
- b) platform lift
- c) pavement vault doors
- d) built in furniture, including banquettes and fan coil unit cabinets
- e) balustrade alterations to secondary stair
- f) paving to rear yard
- g) glazing units and glazing bar profiles to the new sash windows
- h) replacement shelving in display case**
- i) new secondary glazing**
- j) new reflective ceiling structure above principal stair**
- k) new decorative scheme for principal rooms**

**l) detailed drawings of the secondary stair showing baluster and handrail profiles at each level.**

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

**Additional conditions:**

8. You must carry out a sample panel of the proposed soot washing. You must not carry put the remainder of the soot washing until we have approved the sample panel.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

9. You must apply to us for further detailed drawings at 1:5 of the following parts of the development:
  - a) The implementation of the fire curtain works, informed by opening up works.
  - b) The detailed appearance of the dry riser cover to the front elevation, including materials.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

Late representations were received from Councillor Paul Fisher (03.04.23) and two interested parties (24.03.23 and 29.03.23).

Alexandre Rossoz addressed the Sub-Committee in support of the application.

Dr Tahoun Ahmed addressed the Sub-Committee in support of the application.

The Committee Clerk read out Rhiannon Baxendell's objection to the application.

The Committee Clerk read out Julia Gasper's objection to the application.

The Committee Clerk read out Mark Edward's objection to the application.

The Committee Clerk read out Councillor Paul Fisher's objection to the application.

**RESOLVED UNANIMOUSLY:**

- 1) That conditional permission, as amended, be granted.
- 2) That conditional listed building consent, as amended, be granted.
- 3) That the reason for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

**2 37-38 CLARGES STREET, W1J 7EN**

Installation of plant within the front lightwell at lower ground floor level; installation of air intake louvres on the front elevation at lower ground floor level; installation of a high level extract duct on the rear elevation and repositioning of an existing air conditioning unit and installation of new screening on the flat roof area at rear first floor level.

Late representations were received from Councillor Paul Fisher (03.04.23) and a local resident (31.03.23).

The Committee Clerk read out Tito Arowobusoye's support of the application.

Ken Cheong addressed the Sub-Committee in objection to the application.

The Committee Clerk read out Councillor Paul Fisher's objection to the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**3 11 SOHO SQUARE, LONDON, W1D 3QE**

Use of the building as a private members club (sui generis) with external alterations including the replacement of windows and doors, installation of plant with screening and a new rooflight at main roof level and plant within a rear lightwell at second floor level.

An additional representation was received from the applicant (undated).

The Committee Clerk read out Jake Allbaugh's support of the application.

**RESOLVED UNANIMOUSLY:**

That conditional planning permission be granted subject to:

- i) An additional condition requiring the details of the windows and doors to be submitted; and
- ii) An additional informative suggesting that internal cycle parking should be provided.

**4 50 EASTBOURNE TERRACE, LONDON, W2 6LG**

Details of an operational management plan (OMP) pursuant to Condition 4 (B) of planning permission dated 27th July 2022 (RN:22/00672/FULL).

Additional representations were received from local residents (23.03.23, 28.03.23, 30.03.23).

A late representation was received from a local resident (04.04.23).

The Committee Clerk read out Sam Harper's representation in support of the application.

Amy Rogers addressed the Sub-Committee in objection to the application.

Councillor Jude, in his capacity as ward councillor, addressed the Sub-Committee in objection to the application. He had declared that he had a prejudicial interest in the application and stepped down from the Sub-Committee and left the room during the consideration of this item.

**RESOLVED UNANIMOUSLY:**

That the details be approved.

**5 FLAT 27, SAXON HALL PALACE COURT, LONDON, W2 4JA**

Erection of single storey extension at ground floor level to House (known at flat 27).

Thomas Darwall-Smith addressed the Sub-Committee in support of the application.

## **RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to an additional condition requiring details of the provision of two cycle parking spaces to be provided.

### **6 4 THE LANE, LONDON, NW8 0PN**

Excavation of new basement storey below footprint of existing dwelling extension partially below the garden to the rear and driveway to the front together with new lightwells on the front and rear elevations, erection of side extension and alterations to the garage.

A late representation was received from Simon Levy Associates (25.03.23).

The planning officer tabled the following conditions and informative to be added to the decision notice:

#### **Conditions**

Condition 7: The ground floor room labelled “Storage + Bins” on drawings no. 1964 -201 – C shall not be used for the operation of mechanical plant machinery.

Reason: To protect the environment of people in neighbouring properties, as set out in Policies 7 and 3 of the City Plan 2019 – 2040 (April 2021). (R13BD)

Condition 8: You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building or erect any extensions without our permission. This is despite the provisions of Classes A, B and C of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (as amended) (or any order that may replace it). (C21EB)

Reason: To prevent an overdevelopment of the site and to protect the environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 – 2040 (April 2021). (R21ED)

Condition 9: Prior to commencement of works on the two story side extension located to the south-west of the site, you must submit a proposed second floor plan showing the roof of the extension set back in line with the extension shown at ground and first floor levels.

Reason: To prevent an overdevelopment of the site and to protect the environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 – 2040 (April 2021). (R21ED).

#### **Informative**

In relation to Condition 7, the installation of mechanical plant machinery in this location would be subject to a further application for planning permission.

The Committee Clerk read out Mark Doodes support of the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission, as amended, be granted.

**7 26 ALEXANDER STREET, LONDON, W2 5NT**

Alterations to existing residential unit including construction of a new fourth floor mansard with dormer windows to front and rear, plus rooflight. Modifications to third floor front and rear facades and fenestration, including installation of double-glazed timber framed sash windows.

A late representation was received from the South East Bayswater Residents Association (03.04.23).

The planning officer tabled a proposal to amend the drawing numbers and for an additional condition to be added:

**Drawing Numbers**

22/18/00; 22/18/01; 22/43/01/P Rev A; 22/43/02 Rev A; 22/43/03 Rev C; 22/43/04 Rev A; 22/43/05 Rev A; 22/43/06; 22/43/07; 22/43/08 Rev D; 22/43/09 Rev A; 22/43/10 Rev G F; 22/43/11 Rev D; 22/43/12 Rev A; 22/43/13 Rev C D; Sustainable Design Statement; Vertical Sliding Sash Window Thermal Performance (U value) Calculation Report by Therm Consulting Ltd dated 21 August 2014; Daylight and Sunlight Assessment by T16 Design dated 28.04.22;

For Information Only: Planning/Design & Access Statement;

**Condition**

**Condition 9:** In the event the mansard roof is implemented, the additional floorspace it provides must not be occupied until the parapet wall is fully constructed in accordance with drawing nos. 22/43/10 Rev. L and 22/43/11 Rev. D.

**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 Westbourne Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

James Senior addressed the Sub-Committee in support of the application.

**RESOLVED (Grant – Councillors Jude, Langford and Sanquest; Refuse – Councillor Bush):**

That conditional planning permission, as amended, be granted.



**8 32 MAUNSEL STREET, LONDON, SW1P 2QN**

Erection of single storey rear extension at first floor level.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

The Meeting ended at 11.06 pm.

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

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