



City of Westminster

Follow On Committee Agenda

Title:

Planning Applications Sub-Committee (1)

Meeting Date:

Tuesday 17th January, 2023

Time:

6.30 pm

Venue:

Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP

Members:

Councillors:

Jason Williams (Chair)
Sara Hassan
Md Shamsed Chowdhury
Jim Glen



Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda.

Committee members will attend the meeting in person at Westminster City Hall. The Committee will be a hybrid Meeting and will be live broadcast via Microsoft Teams. Admission to the public gallery is by a pass, issued from the ground floor reception from 6.00pm.

If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



If you require any further information, please contact the Committee Officer, Georgina Wills: Committee and Governance Officer.

**Tel: 07870 548348; Email: gwills@westminster.gov.uk
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Director of Law in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

3. MINUTES

To sign the minutes of the following meetings as a correct record of proceedings.

Planning Applications Sub-Committee (1) held on 29 November 22.

Members to note that there was a replication in the Minutes that was included in the published Agenda for 20 December 22.

Planning Applications Sub-Committee (1) held on 20 December 22

(Pages 5 - 20)

Stuart Love
Chief Executive
12 January 2023

Order of Business

At Planning Applications Sub-Committee meetings the order of business for each application listed on the agenda will be as follows:

Order of Business
i) Planning Officer presentation of the case
ii) Applicant and any other supporter(s)
iii) Objectors
iv) Amenity Society (Recognised or Semi-Recognised)
v) Neighbourhood Forum
vi) Ward Councillor(s) and/or MP(s)
vii) Council Officers response to verbal representations
viii) Member discussion (including questions to officers for clarification)
ix) Member vote

These procedure rules govern the conduct of all cases reported to the Planning Applications Sub-Committees, including applications for planning permission; listed building consent; advertisement consent, consultations for development proposals by other public bodies; enforcement cases; certificates of lawfulness; prior approvals, tree preservation orders and other related cases.

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CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 29th November, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Jim Glen and Sara Hassan

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Jason Williams 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 Williams also declared that in respect of Item 1, he had attended a site visit with Planning Sub-Committee Members and Officers. He advised that he had not held any discussions or made comments during the visit.

2.3 Councillors Jim Glen and Sara Hassan also made the same declaration.

2.4 Councillor MD Shamshad Chowdhury declared that in respect of Item 1, he had previously visited the National Gallery. The same declarations were made by the Sub-Committee.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 18 October 2022 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

The Chair agreed to hear the applications in the following order Items 1,2,5,3,4 & 6.

1 THE NATIONAL GALLERY, TRAFALGAR SQUARE, LONDON, WC2N 5DN

Remodelling of external gates, replacement glazing and adaption and enclosure of the loggia of the Sainsbury Wing. External alterations to the Wilkins Building, including alterations and part removal of railings, lawn and wall, with new entrance on Trafalgar Square to the Research Centre and Members Room. Excavation of a new basement link between Sainsbury Wing and Wilkins Building under Jubilee Walk, including excavation. Public realm works to the north of Trafalgar Square and Jubilee Walk, including new paving, benches and bollards. New window and external alterations to Pigott Education Centre on Orange Street. Internal alterations to Sainsbury Wing, Wilkins Building and Pigott Education Centre.

Additional Representations were received from supporter (21.11.22), National Gallery (21.11.22) & (19.11.22), resident (19.11.22) and supporter (19.11.22).

Late Representations were received from Denise Scott Brown (29.11.22), National Gallery (29.11.22), Spitalsquare (27.11.22) and London Transport Museum (24.11.23)

The Planning officer tabled the following clarification to the Report:

Item1: National Gallery

Report Clarification.

Pages 60 to 61, heading 'Signage'

This section includes reference to new totem signs which will display images outside the entrance of the Sainsbury Wing. These are proposed to replace the existing flagpoles. While shown in the submission, these new totem signs do not require planning permission because they are advertisements, nor would they require listed building consent because the totem signs are not attached to the building –they are freestanding (the other signs to the building require listed building consent because they alter the building itself). This section should not have therefore referred to the imposition of a condition referring to restricting the content of the screens. Such a condition can only be attached to an advertisement consent, and the applicant has only applied for planning permission and listed building consent for the works. Separate advertisement consent will need to be obtained for the new totem signs, as well as the other external signs, as advised to the applicant in informative 7 on page 93.

Gabriele Finaldi addressed the committee in support of the application.

Annabelle Selldorf addressed the committee in support of the application.

Richard Pain addressed the committee in objection of the application.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted subject to a S106 legal agreement to secure the following:

- i. Provision of highway works and works to the public realm necessary to facilitate the development;
- ii. Provision of and adherence to a Walkways Agreement relating to Jubilee Walk; and
- iii. The cost of monitoring the agreement.

If the S106 legal agreement has not been completed within 3 months from the date of the

Committee's resolution, then:

a) The Director of Town Planning and Building Control shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Town Planning and Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Town Planning and Building Control shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Town Planning and Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2. That conditional listed building consent be granted.

3. That the reasons for granting conditional listed building consent as set out in informative on the draft listed building consent decision letter be agreed.

2 BURLINGTON HOUSE, PICCADILLY, LONDON, W1J 0BD

Internal and external alterations associated with the repair, refurbishment and alteration of the schools accommodation, at lower ground, ground and roof levels; namely internal layout alterations, refurbishment and repair works; external alterations, including the provision of improved services, plant at roof level and new ventilation ductwork including a full height kitchen extract duct to the west elevation, restoration, replacement of existing glazing, roofing at the north elevation, provision of associated roof access equipment, reinstatement of original west entrance, replacement of East Yard tent with permanent extension building, alterations to East Yard ramp, and associated works. (Linked 21/08367/LBC)

An additional representation was received from Town Legal LLP (17.08.22), (06.09.22) & (25.11.22).

Axel Ruger addressed the Sub-Committee in support of the application.

Eliza Bonham-Carter addressed the Sub-Committee in support of the application.

Professor Louise Harpman addressed the Sub-Committee to object to the application.

RESOLVED UNAMIOUSLY:

1. That conditional permission be granted
2. That conditional listed building consent be granted
3. That the reasons for granting conditional listed building consent as set out in Informative 1 attached to the draft decision letter be agreed.
4. That an additional condition be imposed on the planning permission and listed building consent to secure the submission of samples of materials in respect of the East Yard extension

3 9-11 LANGLEY COURT, LONDON, WC2E 9JY

Erection of additional second floor level extension, installation of kitchen extract duct from basement to roof level, and associated works in connection with use of the building as a restaurant (Class E).

The Presentation Officer tabled the following amendment to the Condition

Item 3: 9-11 Langley Court, London, WC2E 9JY

Change to condition 6

No live or recorded music shall be played in the restaurant use that is audible externally or in the adjacent properties.

Clive Spencer addressed the Sub-Committee in support of the application.

RESOLVED UNAMIOUSLY:

1. That conditional permission, as amended, be granted.
2. That Condition 12 be amended so that the SMP includes hours of deliveries and there be minor changes to the wording of other Conditions

4 18 GREEK STREET, LONDON, W1D 4DS

Variation of Conditions 1, 2 and 6 of planning permission dated 27 May 2021 (RN: 20/06174/FULL) for the: Use of the rear terrace areas at first and second floor level in association with the existing restaurant/bar use at 18 Greek Street and installation of new balustrades, artificial green wall areas, extended second floor terrace balcony and staircase and between the terraces NAMELY, to allow the use of the terraces at rear first and second floor levels for a further one year period; to provide living green walls and to vary Condition 6 to prevent vertical drinking but to allow customers to walk to or from tables at upper 2nd floor terrace level.

Gregory Jones KC addressed the Sub-Committee in support of the application.

RESOLVED UNAMIOUSLY:

1. That conditional permission including a condition to limit the use of the terraces for a temporary period of one year be granted.
2. That Conditions 9, 10 and 11 be deleted from the decision notice.
3. That an Informative be included which advised that whilst green walls were not required at this stage but in any future application for permanent use, the artificial green walls must be replaced with natural and 'living' green walls.

5 6A LANGFORD PLACE, LONDON, NW8 0LL

Demolition of the existing 3-storey dwelling house, erection of a replacement dwelling house with hipped roof over four storeys (plus basement), with front and rear lightwells, alterations to front boundary including installation of vehicular and pedestrian gates, new hard and soft landscaping and all associated works including air source heat pumps

An additional representation was received from a resident (18.11.22) & (23.11.22)

The presenting officer tabled the following additional conditions:

Item 5: 6A Langford Place, London, NW8 0LL

It is proposed that the following condition is added to the decision notice:

Condition 21:

You must provide the Be lean / Be Clean features in the submitted Energy & Sustainability Statement (dated 11 February 2022) in the design of the new house. Following completion of development, you must submit details of the carbon dioxide savings for the Council's approval.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

It is also proposed that Condition 3 is amended as follows:

Condition 3:

You must apply to us for approval of further information about the following parts of the development:

- (a). Windows, doors, dormers and rooflights (detailed elevations and sections at 1:10, plus product specifications where applicable);
- (b). New front boundary gates (detailed elevations and sections at 1:10);
- (c). The appearance of the ~~heat pump~~ **air condenser** unit acoustic enclosure (detailed elevations and sections at 1:20).

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 approved details. (C26DB)

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 St John's Wood Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

Joseph Daniels addressed the Sub-Committee in support of the application.

Marek Wojciechowski addressed the Sub-Committee in support of the application.

Metin Kamal addressed the Sub-Committee in objection to the application.

Judith Morgan addressed the Sub-Committee in objection to the application.

RESOLVED: (FOR Councillors Jason Williams, Sara Hassan and Jim Glen AGAINST: Councillor Md Shamsed Chowdhury)

That conditional permission be granted subject to the inclusion of the additional Conditions as listed above and the extra amending Condition to include PVs on roof.

6 GARDEN HOUSE, 1A ORDNANCE HILL, LONDON, NW8 6PR

Excavation of a basement beneath building and part of rear garden, incorporating lightwells to front and rear plus associated landscaping to rear (part-retrospective)

An additional representation was received from Town Planning and Building Control (Unknown)

RESOLVED UNANIMOUSLY:

1. That conditional condition be granted subject to Condition 3 CoCP wording being amended.

2. That an Informative be included which informs that the Planning Applications Sub-Committee (2) were disappointed that works had started on the basement without consent and instructs that the Applicant must adhere to planning conditions and submit all the approval of details applications If there are any further changes to the consented scheme the Applicant needs to apply for planning permission.

The Meeting ended at 10.40 pm

CHAIRMAN: _____

DATE _____

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CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 20th December, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Sara Hassan and Ed Pitt Ford

1 MEMBERSHIP

- 1.1 The Sub-Committee noted that Councillor Ed Pitt Ford had replaced Councillor Jim Glen.
- 1.2 There were no further changes to membership.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Jason Williams 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 Sara Hassan declared that in respect of Item 7 and 8, the application site was in her Ward. Councillor Hassan advised that she had not discussed the Applications.
- 2.3 Councillor MD Shamshad Chowdhury declared that in respect of Item 1, two Members of his Group Party had made representations. The Sub-Committee noted that both Group Parties had made representations and made the same declarations

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 29 November 2022 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

The Chair agreed to hear the applications in the following order Items 1,2,4,6,7,5, 3 & 8.

1 FITZHARDINGE HOUSE PORTMAN SQUARE LONDON W1H 6LH

Erection of a single storey roof extension to provide three new residential units (Class C3); extension at rear seventh floor level.

A late representation was received from a resident (Unknown).

The presenting officer tabled the following amendments to Condition 3 and two additional Conditions.

Item 1: Fitzhardinge House, Portman Square W1

Amended Condition 8

Pre-commencement condition

You must apply to us for approval of drawings and manufacturer's specification of the following parts of the development:

- (i) The sun pipes shown on the submitted drawings.
- (ii) How the **kitchen of Flat 63 and the** existing bathrooms at seventh floor levels that will have a rooflight removed and not re-provided will be mechanically ventilated.
- (ii) How the rooflights to the master bedroom and associated en-suite of Flat 64 will be controlled by the occupants of this flat.
- (iv) How the motor controlling the retractable rooflight serving Flat 64 will be relocated to the side of the rooflight and the rooflight remain able to slide back and forth controlled by the occupants of Flat 64.

You must not **commence development** ~~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 approved drawings and manufacturer's specification in full prior to the occupation of any of the flats hereby approved. These features, along with the voids shown on the approved eighth floor plan, shall be retained for the life of the development.

No change to reason.

Additional Condition 12

You must apply to us for approval of detailed drawings of the following parts of the development:

- The 1.7m tall privacy screen enclosing the western eighth floor terrace.

You must not start any work on these parts of the development until we have approved what you have sent us. You must install the privacy screen in accordance with these approved drawings prior to the occupation of any of the flats hereby approved and this privacy screen shall be retained in situ for the life of the development.

Reason:

To make sure that the appearance of the building is suitable, that it contributes to the character and appearance of this part of the Portman Estate Conservation Area, and to protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

Additional Condition 13

You must not use the flat roof around the lantern light serving Flat 64 or the roof of the eighth-floor roof extension for sitting out or for any other purpose. This is with the exception of access for maintenance and to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021).

Oliver Jefferson addressed the committee in support of the application.

Ian Miller addressed the committee in support of the application.

The Committee Officer read a statement which was submitted by Lina Zayani who wrote in objection to the application.

Adam Sapera addressed the committee in objection to the application.

RESOLVED: (For: Councillor Jason Williams and Ed Pitt Ford: Against Councillor Sara Hassan and Councillor MD Shamsed Chowdhury. Councillor Williams used his casting vote)

1. That conditional permission be granted.
2. That an additional Condition be included which stipulates that the new flats shall be heated and hot water provided by electricity only via air source heat pump, with details to be reserved by Condition. In addition, Standard Plant Conditions dealing with noise and vibration are to be imposed.

2 72 BROADWICK STREET LONDON W1F 9QZ

Flexible alternative use of basement and part ground floor for retail (Class Ea.) or restaurant/café (Class Eb) purposes or as a live music venue (sui generis)

Late representation was received from SOHO 72 Broadwick Street (Unknown) and a resident (Unknown)

Jenna Slade addressed the committee in support of the application.

George Hudson addressed the committee in support of the application.

Andrew Bancroft addressed the committee in objection to the application.

Simon Osborn-Smith addressed the committee in objection to the application.

Tim Lord, Chair of the Soho Society addressed the committee in objection to the application.

RESOLVED (FOR: Councillors Jason Williams, MD Shamsed Chowdhury and Ed Pitt Ford. AGAINST: Councillor Sara Hassan)

1. That conditional permission be granted.
2. Minor changes to the wording of a number of the conditions and addition of an OMP condition for the live music venue use.

3 15 CRAWFORD PLACE LONDON W1H 4LG

Erection of a single storey extension at roof level and extension to rear at first to fourth floors to create an additional five flats (Class C3). Refurbishment of the front and rear elevations. Provision of a green roof.

UNANIMOUSLY RESOLVED:

That conditional permission be granted

4 SAXON HALL PALACE COURT LONDON W2 4JA

Demolition of existing lift over run at roof level and construction of a single storey roof extension to provide three additional residential units, alterations to ground floor comprising new disabled access ramp and accessibility alterations to existing main entrance to existing main entrance and cycle parking and bin storage in the rear yard, installation of air source heat pumps at roof level.

Additional representations were received by a resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22)

Demolition of rear of building and roof and erection of rear extension, roof extension, landscaping, alterations to entrance gates, new windows to front and side elevations and associated works.

Late representations were received from a resident (19.12.22), resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22), Karen Buck MP (19.12.22). resident (20.12.22) and St John's Wood Society (20.12.22).

Roger Hepher addressed the Sub-Committee in support of the application.

The Committee Officer read a statement which had been submitted by Natalia Tsupryk who wrote in objection to the application.

The Committee Officer read a statement which had been submitted by Ludovico Zanette who wrote in objection to the application.

UNANIMOUSLY RESOLVED:

That conditional permission be granted.

7 TREE PRESERVATION ORDER NO. 689 – 63 WARWICK AVENUE LONDON W9 2PR

63 Warwick Avenue London W9 2PR

Nicholas Moran addressed the Sub- Committee in objection to confirm TPO

Erica Moran addressed the Sub- Committee in objection to confirm TPO

Andy Clarke addressed the Sub- Committee in objection to confirm TPO

RESOLVED UNANIMOUSLY:

To confirm Tree Preservation, Order No 689

PART 2 (CONFIDENTIAL)

The Chair moved and it was

RESOLVED: That under Section 100 (a) (4) and Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended), the public and press be

excluded from the meeting for the following Item of Business because it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) 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 63 WARWICK AVENUE LONDON W9 2PR

2x lime (T3 and T4): fell and remove stump.

RESOLVED UNANIMOUSLY:

That conditional consent be granted.

The Meeting ended at 10.50 am

CHAIRMAN: _____

DATE _____

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