



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** Committee held on **Tuesday 11th October, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Andrew Smith (Chairman), Barbara Grahame, Louise Hyams and Robert Rigby

Also Present: Councillors

Apologies for Absence:

1 MEMBERSHIP

1.1 It was noted that there were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Andrew Smith 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 Smith declared in respect of item 4 that he had sat on the committee that had considered previous applications for the site.

2.3 Councillor Rigby declared in respect of item 4 that he had sat on the committee that had considered previous applications for the site.

- 2.4 Councillor Hyams advised in relation to item 4 that she is the Deputy Cabinet Member for Housing, Regeneration, Business & Economic Development which incorporates responsibility for markets. However, she did not consider that this constituted a prejudicial interest as her role did not involve taking decisions.
- 2.5 Councillor Grahame declared in respect of item 4 that she had sat on the committee that had considered previous applications for the site. She declared in respect of item 2 that she lives in Clifton Hill that backs onto Springfield Road and as such considered that she had a prejudicial interest. She advised that she would not participate in the consideration of the application and would leave the room during this part of the meeting.

3 MINUTES

- 3.1 **RESOLVED:** That the minutes of the meeting held on the 6 September 2016 be signed by the chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 41 GREAT PULTENEY STREET, LONDON, W1F 9NT

Erection of new fourth storey, plant room and perimeter railing for use as offices (Class B1) with a terrace. External alterations comprising new fenestration and painting of the facades, and alterations to the office entrance on Great Pulteney Street including erection of a fixed canopy.

An additional representation was received from Rolfe Judd Planning (5/10/16).

RESOLVED: That conditional planning permission be granted subject to amending condition 11 to require options for the hedge on the green roof area which does not have to be a 'box hedge' as proposed and condition 18 to require a review of the hours of use of the terrace after one year.

2 31 SPRINGFIELD ROAD, LONDON, NW8 0QJ

Retention of wraparound dormer.

An additional representation was received from the St. John's Wood Society (undated)

A late representation was received from Eve Brenner (5/10/16).

RESOLVED: That permission be refused on design grounds due to the impact of the proposal upon the un-listed building and upon the character and appearance of the St John's Wood Conservation Area.

3 GROUND FLOOR, PRINT WORKS HOUSE, 83 GREAT TITCHFIELD STREET, LONDON, W1W 6RH

Dual/alternative use of the ground floor, including new upper and lower mezzanine levels, for retail purposes (Class A1) and use of the basement as offices (Class B1), or use of the basement, ground and upper and lower mezzanine levels as a Pilates studio, personal training area, physiotherapy/sports massage treatment rooms and retail floorspace (sui generis).

An additional representation was received from the Environmental Health Consultation Team (5/10/16).

The presenting officer tabled the following amendments to Conditions 2 and 4:

Condition 2

Before anyone moves into the premises, you must provide the separate stores for waste and materials for recycling shown on drawing number THFGTS02. You must clearly mark them and make them available at all times to everyone using the basement offices (Class B1), ground floor shop (Class A1), including the new upper and lower mezzanine level, or the Pilates studio, personal training, physiotherapy/sports massage treatment rooms and retail premises (sui generis).

Condition 4

You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

RESOLVED: That conditional permission be granted subject to the amendments to conditions 2 and 4 as tabled and set out above.

4 OPEN SPACE AT JUNCTION OF FERNHEAD ROAD AND, ELGIN AVENUE, LONDON

Continued use of designated public space and public highway for a street market (Monday to Saturday 09.00 to 20.00).

Additional representations were received from Highways Planning (30/9/16), Dr Vesna Music (13/9/16) and Rob Cope (3/10/16).

RESOLVED: That conditional permission be granted under Regulation 3 of the Town and Country Planning General Regulations 1992.

5 19 BALCOMBE STREET, LONDON, NW1 6HE

Use of communal basement storage as a residential flat (Class C3) and associated external alterations to provide access to amenity spaces at front and rear.

RESOLVED: That conditional permission be granted under Regulation 3 of the Town and Country Planning General Regulations 1992.

The Meeting ended at 7.35 pm

CHAIRMAN: _____

DATE _____