



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 22nd November, 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, Robert Rigby and Angela Harvey.

Also Present: Councillor Jason Williams (for item 2 only).

1 MEMBERSHIP

1.1 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 also declared that in respect of item 6, he had sat on the Committee that had considered a previous application.

2.3 Councillor Angela Harvey declared that she would be addressing the Committee as a Ward Councillor in respect of item 4, and so she would withdraw from the Committee during consideration of this application.

2.4 Councillor Robert Rigby declared that in respect of item 2, he had sat on the Committee that had considered a previous application.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 11 October 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 30 UPPER GROSVENOR STREET, LONDON, W1K 7EH

Use of the ground floor as a restaurant (Class A3) including the installation of a full height extract duct to the rear elevation.

A late representation was received from MSP Puri of Restaurant Craft Ltd (18.11.2016).

RESOLVED:

That conditional permission be granted.

2 MOORE HOUSE, 2 GATLIFF ROAD, LONDON

Variation of Condition 2 of planning permission dated 11 September 2012 (RN: 12/03886/FULL) for use of ground floor (Unit A1) of Moore House/Building A as a 227m² retail unit Class A1, with no conditions restricting food retail uses or as a Class A3 restaurant; namely to extend the permitted trading hours of the store from 07.00 to 22.00 Monday to Saturday & 08.00 to 21.00 on Sundays and Bank Holidays to allow the store to open to customers from 7am to 11pm daily.

Councillor Jason Williams addressed the Committee in his capacity as Ward Councillor to raise his concerns about the application.

RESOLVED:

That the application be deferred to permit the applicant to propose firm measures to address light pollution, servicing and to review the location of the ATM machine in order to reduce the impact of the proposed extended operational hours on local residents. The Committee also requested that the applicant revert to displaying their current lawful operational hours on their signage and to abide by those hours.

3 7-14 COVENTRY STREET, LONDON, W1D 7DH

Variation of Conditions 1 and 7 of planning permission dated 19 June 2012 (RN: 12/02627/FULL) for use of the first floor (mezzanine) as a restaurant (Class A3) with retail (Class A1) accommodation at ground floor level and associated external alterations including the installation of plant at roof level - namely, to vary the approved drawings to allow the relocation of the approved ancillary retail use (Class A1) from ground floor to first floor (mezzanine) level, and to enable the use of the ground floor level for Class A3 (restaurant) use in connection with the existing restaurant.

RESOLVED:

That conditional permission be granted for a 2 year period.

4 CLARION HOUSE, MORETON PLACE, LONDON, SW1V 2NN

Demolition of an existing car port structure and construction of a two storey single family dwelling over an existing car park to the rear of Clarion House.

Additional representations were received from Andrew Paulson (15.11.2016), the Senior Arboricultural Officer (16.11.2016), Robert Lightfoot (17.11.2016) and Thomas Pang (10.11.2016).

Councillor Angela Harvey withdrew from the Committee for this item to address the Committee in her capacity as Ward Councillor in objecting to the application.

The presenting officer tabled the following deletion of reason for refusing the application:

Reason:

The two storey dwelling house would lead to a loss of daylight for the people living in the ground floor flats of 92-94 Belgrave Road. This is because of the height and proximity of the development to windows in the rear of 92-94 Belgrave Road. This would not meet S29 of Westminster's City Plan (July 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X14AB)

RESOLVED:

That permission be refused on the grounds of impact on amenity in respect of the increased sense of enclosure to the dwellings on the lower floors of Clarion House and 88 to 94 Belgrave Road and insufficient information on the impact upon trees on neighbouring properties and subject to the deletion of the reason as set out above tabled by the presenting officer in respect of loss of daylight.

5 313 OXFORD STREET, LONDON, W1C 2HR

Erection of a roof extension at fourth floor level and creation of a terrace, use of second, third, fourth floors as three-bedroom dwelling (Class C3), associated alterations including a link to the adjacent residential access core (from 315-319 Oxford Street including 24 Dering Street). Installation of plant within second floor lightwell and fourth floor levels in connection with the retail and residential uses within the building.

RESOLVED:

1. That conditional permission be granted, subject to an informative to encourage the restoration and redecoration of the front façade.
2. That conditional listed building consent be granted.

3. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision notice be agreed.

6 5 - 6 ST MATTHEW STREET, LONDON, SW1P 2JT

Dual/ alternative use of third and fourth floor as either office (Class B1) or two self-contained residential units (Class C3) with alterations to ground floor frontage and one additional window to rear lightwell.

RESOLVED:

That conditional permission be granted.

The Meeting ended at 7.50 pm.

CHAIRMAN: _____

DATE _____