



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 24th January, 2017**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Andrew Smith (Chairman), Barbara Grahame, Robert Rigby and Christabel Flight.

Also Present: Councillor Guthrie McKie (item 8 only).

1 MEMBERSHIP

- 1.1 It was noted that Councillor Christabel Flight had replaced Councillor Louise Hyams.

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 8, he had sat on the Committee that had considered a previous application.
- 2.3 Councillor Robert Rigby declared that in respect of item 8, he had sat on the Committee that had considered a previous application.
- 2.4 Councillor Barbara Grahame declared that in respect of item 8, she had sat on the Committee that had considered a previous application.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 22 November 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 73 - 75 GROSVENOR STREET AND 31-33 GROSVENOR HILL, LONDON, W1K 3BQ

Extension to existing office (Class B1) at rear third, fourth and fifth floors including at Grosvenor Hill, erection of mansard roof extension to create new fourth floor to No.74 Grosvenor Street, replacement of facade and installation of balconies at fourth and fifth floors on Grosvenor Hill, installation of plant rooms at roof levels, and terraces and green roofs at fourth floor and fifth floors. New Substation at front lower ground of No.75 Grosvenor Street.

RESOLVED:

1. That conditional permission be granted, subject to a Section 106 legal agreement to secure the following:
 - (a) Payment to Crossrail of £144,685.80 (minus Mayoral Community Infrastructure Levy)
 - (b) Payment to fund works to the highway at Grosvenor hill to raise the redundant dropped kerb
 - (c) Costs of monitoring the Section 106 legal agreement.
2. That if the Section 106 legal agreement has not been completed within six weeks of the date of this resolution, then:
 - a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
 - b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
3. That conditional listed building consent be granted.
4. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

2 67 - 69 BEAK STREET, LONDON, W1F 9SW

Erection of raised deck enclosed by timber balustrade to third floor flat roof for use as a roof terrace in association with the use of the building as office (Class B1) floorspace.

An additional representation was received from Councillor Glenys Roberts (17.01.2017).

RESOLVED:

That permission be refused on the grounds of impact on residential amenity in relation to overlooking and noise.

3 45 CHESTER SQUARE, LONDON, SW1W 9EA

Variation of Conditions 1 and 6 of planning permission and condition 1 of listed building consent both dated 15 December 2011 (RNs: 11/07657/FULL and 11/07659/LBC) for demolition and rebuild of 44 Ebury Mews to provide a self-contained residential unit at ground and first floor level, formation of new basement beneath mews building to provide additional residential accommodation in connection with the main house at 45 Chester Square, construction of a four storey lift shaft extension to the rear of 45 Chester Square, installation of mechanical plant within the front basement vaults with associated louvred doors, infill extension to rear lightwell, rebuilding of part rear facade associated internal alterations to 45 Chester Square. Namely, provision of roof terrace with railings on part of the roof of 44 - 45 Ebury Mews with access via doors in rear elevation of 45 Chester Square.

Application withdrawn by officers to further assess overlooking.

4 38 GROOM PLACE, LONDON, SW1X 7BA

Removal of Condition 5 of planning permission dated 14 April 2015 (RN: 15/01423/FULL) for: Use from Class A1 (Delicatessen) to Class A3 (Restaurant) and alterations to ground floor windows. Namely, to enable a delivery service to take place from the restaurant.

A late representation was received from NTR Planning on behalf of the applicant (23.01.2017).

RESOLVED:

That planning permission be refused on the grounds of the impact on residential amenity in respect of harm to the environment of neighbouring residents and harm to the character and function of the Belgravia Conservation Area.

5 UNITS 1 AND 2, TROCADERO, 13 COVENTRY STREET, LONDON, W1D 7DH

Application 1: Use of ground floor as a restaurant (Class A3)

Application 2: Installation of extraction/ventilation equipment at fourth floor roof level, internal restaurant fit out works and shopfront alterations

Application 3: Display of internally illuminated fascia sign measuring 0.25m X 2.06m and externally illuminated hanging sign measuring 0.73m X 0.77m

A late representation was received by Sir Charles Dunstone on behalf of the applicant (19.01.2017) and John Eckbert on behalf of the applicant (19.01.2017).

RESOLVED:

Application 1:

That the Committee considered that the loss of retail was acceptable in the circumstances of this particular case and was offset by the revitalisation and improvement to the immediate area and that permission therefore be granted, subject to conditions to be included under delegated powers by officers, including a condition that there be an operational management plan that will ensure that there be no queuing on the street.

Application 2:

That conditional permission, listed building and advertisement consent be granted.

Application 3:

That conditional permission, listed building and advertisement consent be granted.

6 185-187 OXFORD STREET, LONDON, W1D 2JU

Use of part ground floor, part first, second, third and fourth floors as restaurant/hot food takeaway (sui generis) in connection with the existing restaurant/hot food takeaway over part basement, part ground and part first floor levels.

RESOLVED:

That conditional permission be granted.

7 33 AYBROOK STREET, LONDON, W1U 4AP

Erection of a rear single storey extension at first floor level, erection of a dormer window within rear roof slope to enable the conversion of the attic space to create a new fourth floor and use of enlarged building as a composite use comprising public house with associated dining and office facilities on basement, ground and part first floor together with guest accommodation over front first and second, third and new fourth floors (sui generis). Installation of replacement plant at rear ground floor level and installation of replacement full height extract duct to rear elevation.

RESOLVED:

That conditional permission be granted.

8 1 ELGIN AVENUE, LONDON, W9 3PR

Continued use of the basement car park for the storage of street market stalls and associated equipment relating to Maida Hill Place and Maida Hill Market.

An additional representation was received from Gianleo Pace (15.01.2017).

Late representations were received from Councillor Ruth Bush (23.01.2017), Councillor Tim Roca (23.01.2017), Brenda Meadows (16.01.2017) and Vonley Joseph (23.02.2017).

Councillor Guthrie McKie addressed the Committee in his capacity as Ward Councillor in support of the application.

The presenting officer tabled the following additional condition 6:

Additional condition 6:

You must not use the car park for the storage of perishables or food.

Reason:

To protect the environment of people in neighbouring buildings as set out in S29 of the Westminster's City Plan (November 2016) and ENV13 of the Unitary Development Plan that we adopted in January 2007.

RESOLVED:

That conditional permission be granted for a temporary period of one year, subject to an additional condition 6 as set out above.

9 PUBLIC HIGHWAY ADJ TO PADDINGTON GREEN POLICE STATION, 4 HARROW ROAD, LONDON, W2 1XJ

Public art installation of two pieces by John Aiken measuring 180 x 220 x 120 (LxWxH) cm and 240 x 190 x 140 (LxWxH) cm to be sited on highway in front of Paddington Green Police Station for a temporary period.

RESOLVED:

That conditional permission be granted for a temporary period of one year, subject to an additional condition requiring the applicant to provide a small explanatory plaque to be provided on site.

Councillor Grahame requested that her dissent against approving the application be recorded.

The Meeting ended at 8.26 pm.

CHAIRMAN: _____

DATE _____