



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 28th March, 2017**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Andrew Smith (Chairman), Jonathan Glanz, Barbara Grahame and Robert Rigby

Apologies for Absence: Councillor Louise Hyams

1 MEMBERSHIP

- 1.1 It was noted that Councillor Jonathan Glanz 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 items 4 and 9 he had sat on the Planning Committee which had previously considered these applications. In respect of item 1 he knew one of the objectors, Cllr Roberts, in his capacity as a Councillor.
- 2.3 Councillor Robert Rigby declared that in respect of item 9 he had sat on the Planning Committee which had previously considered this application.

- 2.4 Councillor Barbara Grahame declared that in respect of item 10 the application was situated on the street where she resided and therefore advised that she would withdraw from the meeting for this item.
- 2.5 Councillor Glanz declared that in respect of items 1, 2, 3 and 7 they were all situated within his ward. He knew some of the objectors but had not discussed the applications with them. In respect of item 1 he knew the objector, Cllr Roberts, as they were both Councillors for the West End Ward but he had not discussed the application with her.

3 MINUTES

That the minutes of the meeting held on 28 February 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 17 ADAMS ROW, LONDON, W1K 2LA

Demolition behind retained front facade and redevelopment to provide a building comprising new basement, ground and two upper floors, including rear extensions at ground and first floors, and 1st floor rear terrace, for use as a single family dwelling with two integral garages.

An additional representation was received from de Matos Ryan (Undated).

The presenting officer circulated the following amendment to the decision letter:

Additional condition No's 15

You must apply to us for approval of detailed drawings showing the following removal of plant and vents from the scheme. Notwithstanding as detailed on plan numbers: 590_A-DRW_10_011 REV PL2, 590_A_DRW_10_110 REV PL4, 590_A_DRW_10_111 REV PL3, 590_A_DRW_10_210 REV PL4 you must not commence works on this part of the property until we have approved what you have sent us. You must then carry out the work according to the approved drawings.

RESOLVED:

That conditional permission, as amended, be granted.

(Post Meeting Note – Following the Committee meeting it was noted that an objection to the application had not been included in the report and had therefore not considered by the Members. Accordingly the decision would not be issued and the application would be presented again to Planning Committee (3) on 9 May 2017 with the additional information included.).

2 25-27 OXFORD STREET, LONDON, W1D 2DW

Redevelopment behind retained facade and erection of seventh floor extension with new plant room at roof level to provide retail use (Class A1) at part basement, part

ground and part first floors and office (Class B1) use at part basement, part ground, part first and second to seventh floors.

RESOLVED:

That conditional planning permission be granted.

3 10 - 12 BOURLET CLOSE, LONDON, W1W 7BR

Erection of a 4th floor mansard roof extension at No's 10 and 11 and a 3rd floor mansard at No 12, excavation of a sub-basement level, installation of plant within acoustic enclosure at rear first floor level at No's 11 and 12 in connection with continued use of the buildings as offices (Class B1).

RESOLVED:

That conditional permission be granted.

4 7-9 BOTTS MEWS, LONDON, W2 5AG

Demolition of existing buildings and erection of replacement three storey buildings with double basements to provide 2 x 4 bedroom single family dwellinghouses (Class C3), with integral garages and other associated works.

Late representations were received from Councillor Richard Holloway (28/03/17), Botts Mews Residents Consultation Group (25/03/17), South East Bayswater Residents' Association (28/03/17) and Turley (27/03/17).

RESOLVED:

That permission be refused on the grounds that the proposal in design terms and the extent of the excavation were both unacceptable.

5 84B CARLTON HILL, LONDON, NW8 0ER

Application 1: Construction of gable end/ pediment to side extension with a pitched roof behind; retention of roof lanterns to side extension, retention of ground and first floor extended area to side extension; retention of 4 roof lights and green roof to rear single storey extension, alterations to front and rear garden including new landscaping, and associated internal alterations to the 1950's extension. Retrospective Application (16/11456/FULL & 16/11457/LBC)

Application 2: Erection of a single storey rear extension at ground floor level with frameless, double glazed, -sliding-folding doors, and internal alterations including the removal of an internal partition. Retrospective Application (16/11461/FULL & 16/11462/LBC)

RESOLVED:

Application 1:

- 1) That conditional permission and conditional listed building consent be granted; and
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

Application 2:

- 1) That planning permission be refused on the grounds that the proposals were unacceptable in design terms.
- 2) That listed building consent be refused as the works were considered harmful to the design and appearance of the listed building.

6 3 ABBEY ROAD, LONDON, NW8 9AY

Variation of Condition 1 of planning permission dated 2 July 2015 (RN: 14/11186/FULL & 14/11187/LBC) for the reconfiguration and expansion of facilities for music recording and production at No.3 Abbey Road comprising erection of a new recording studio to rear of No.5 Abbey Road; conversion of existing garage building facing Hill Road to form new recording studio and addition of pitched roof structure; new gate to Hill Road frontage of site; enlargement of single storey block adjacent to boundary with Abbey House and erection of extension to accommodate new transformer; erection of single storey extension to rear of Studio 2; use of lower ground floor of No.5 Abbey Road as a gift shop (Class A1) with associated alterations to form access and new landscaping to the front of No.5; installation of new mechanical plant equipment; new landscaping; and internal alterations, including to Studios 2 and 3. NAMELY, amendments to alter the detailed design, layout and form of the new recording studio to rear of No.5 Abbey Road including demolition and replacement of boundary wall with No.7; relocation of plant from roof of the existing building and new recording studio to rear of No.5 Abbey Road to within the gap between it and Studio 2; alteration to the detailed design and plant arrangement to the garage building facing Hill road in connection with its use as two small studios; alteration of the detailed design, form and roof level plant arrangement of the single storey block adjacent to boundary with Abbey House; omission of entrance canopy to gift shop entrance, relocation of gift shop plant and repositioning of front wall pier; and amendments to internal alterations to Studio 3.

A late representation was received from Porta Planning LLP (27/03/17).

RESOLVED:

- 1) That conditional planning permission and conditional listed building consent be granted subject to the addition of an informative to restrict people smoking at the rear of No.5 Hill Road and an addition to the management plan requiring the wall on Hill Road to be maintained on a monthly basis to prevent any graffiti.
- 2) That reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

7 55 OLD COMPTON STREET, LONDON, W1D 6HW

Replacement of existing full height extract duct to rear elevation measuring 450mm x 450mm and associated plant at rear lower flat roof level.

The presenting officer tabled the following amendments to the decision letter:

Amendment to condition 7 to read:

The kitchen extract duct hereby permitted shall not be operated except between 11.30 hours and 00:00 (midnight) hours daily.

Additional condition 8

Notwithstanding any reference to air conditioning equipment in the submitted acoustic report this permission does not give consent for any air conditioning units.

Reason

To protect the environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED:

That conditional permission, as amended, be granted.

8 5 MACCLESFIELD STREET, LONDON, W1D 6AY

This application was withdrawn.

9 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.

A late representation was received from Councillor Jason Williams (24/03/17).

RESOLVED:

That conditional permission be granted for a temporary period of one year.

10 7 CLIFTON HILL, LONDON, CITY OF WESTMINSTER, NW8 0QE

Variation to Condition 1 of planning permission and listed building consent dated 20.11.2012 (Ref: 12/03398/FULL & Ref: 12/03399/LBC) for the excavation beneath dwellinghouse and part of rear garden to provide additional residential accommodation, associated internal and external alterations, and retention of bin

store in front garden; NAMELY, for a new plant room to sub-basement level including new vent to rear garden and a deepening of the swimming pool, and for new windows and doors to rear lower ground floor level and new windows to rear ground and first floor levels.

RESOLVED:

- 1) That conditional permission and conditional listed building consent be agreed;
and
- 2) That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

The Meeting ended at 8.43 pm

CHAIRMAN: _____

DATE _____