



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Committee (1)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (1)** held on **Tuesday 25th April, 2017**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

**Members Present:** Councillors Richard Beddoe (Chairman), Susie Burbridge, Tim Mitchell and Ruth Bush

#### **1 MEMBERSHIP**

1.1 There were no changes to the membership.

#### **2 DECLARATIONS OF INTEREST**

2.1 Councillor Richard Beddoe 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 Tim Mitchell declared that in his capacity as a Councillor for St James's Ward, and as Cabinet Member for Finance, Property & Corporate Services responsible for the City Council's property portfolio, he regularly met with members of the property industry and their representatives to discuss schemes across the Council and particularly in his Ward.

2.3 Councillor Mitchell then made the following further declarations as they related to the specific applications on the agenda:

Item 1: That the application was in his Ward; and that he had received representations from the applicants and objectors. He had also sat on the Committee that had considered a previous application.

Item 3: That he had sat on the Committee that had considered a previous application.

Item 4: That the application was in his Ward; and that as he was Cabinet Member for Finance, Property & Corporate Services, he would withdraw from the meeting during consideration of this item and take no part in the discussion or decision.

Item 6: That the application was in his Ward; and that he had received representations from the objectors.

2.4 Councillor Susie Burbridge declared that any Members of the Majority Party and Minority Party who had or would make representations on the applications on the agenda were her friends. She also declared that she was the Deputy Cabinet Member for Housing.

2.6 Councillor Burbridge then made the following declarations as they related to the specific applications on the agenda:

Item 2: The application was in her Ward.

Item 3: That she had sat on the Committee that had considered the application previously.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 4 April 2017 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 DEVELOPMENT SITE AT LAND BOUNDED BY DRURY LANE, DRYDEN STREET, ARNE STREET AND SHELTON STREET, LONDON**

Demolition and redevelopment of site, including facade retention of 30-35 Drury Lane, 2 Dryden Street and 4-10 Dryden Street, for mixed use development comprising retail, restaurant and cafe uses at ground and basement level (Classes A1/A3), office floorspace (class B1) at first to fifth floor level , rooftop plant, basement cycle parking and associated works

Late representations were received from Pemberton Griffin Munroe Ltd (25.04.17), and Helical Bar PLC (25.04.17).

The presenting officer informed the Committee that the applicant had submitted an amended scheme that offered to reduce the bulk of the development.

**RESOLVED:** That consideration be deferred, to enable full public consultation on the amended scheme.

**2 18 ST PETERSBURGH PLACE, LONDON, W2 4LB**

Demolition of existing mews building at 32 St Petersburg Mews and construction of new mews building with link extension to 18 St Petersburg Place. Excavation of basement beneath 18 St Petersburg Place and part of the rear courtyard garden with associated landscaping plus associated alterations to rear façade of 18 St Petersburg Place.

Late representations were received from Barney Couch and Tessa Morrison (23.04.2017) and Sophia Massey-Cook (25.04.2017).

**RESOLVED:** That conditional permission be granted.

**3 283 - 329 EDGWARE ROAD AND 5 NEWCASTLE PLACE, LONDON, W2 1DH**

Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. NAMELY, amendment to the façade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan

The presenting officer tabled the following additional condition:

“58. You must apply to us for approval of detailed drawings showing the following alteration to the scheme:

Omission of the servicing bay on the Newcastle Place frontage, as shown on drawing no's 04\_C645\_P\_00\_001 (Rev B), 04\_C645\_P\_00\_003 (Rev B), 0203\_04\_C645\_P\_A\_00\_001 (Rev B), 04\_C645\_P\_RF\_001 (Rev B), 04\_C645\_P\_RF\_002 (Rev B) and 04\_C645\_RF\_100 (Rev B)

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings

**REASON:**

In the interests of public safety as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007.”

## RESOLVED:

1. That conditional permission be granted, subject to additional Condition 58 tabled at the meeting and set out above: and to a deed of variation to the section 106 agreement for application ref: 16/07226/FULL to secure:
  - a) Provision of 130 affordable units on-site comprising 51 intermediate units and 79 social rented units. The affordable units to be provided at the affordability levels set out in the Head of Affordable and Private Sector Housing memorandum dated 14 March 2016;
  - b) Provision of a financial contribution of £631,000 (index linked) toward the provision of school places directed related to the occupancy of this development;
  - c) Provision of a financial contribution of £863,630 (index linked) for the St Mary's Church and Churchyard Project, The Cockpit Theatre, Greenhouse Sport, Hall Park Estate Play Area and a new Community Pitch at Paddington Green School;
  - d) Provision of a financial contribution of £100,000 (index linked) toward improvements to Paddington Green;
  - e) Provision of a financial contribution of £18,000 (index linked) toward bus stop improvements around the application
  - f) Provision of a financial contribution of £200,000 (index linked) towards an additional cycle hire docking station or enlargement of an existing docking station within the vicinity of the site;
  - g) Payment of the cost of highway works associated with the development on Newcastle Place, Paddington Green and Church Street and Edgware Road;
  - h) Provision of a financial contribution of £200,000 (index linked) toward possible road widening to be undertaken by TFL on Edgware Road;
  - i) Provision of lifetime car club membership (25 years) for each residential unit in the development;
  - j) Provision of on-site parking on an unallocated basis (i.e. not sold or let with a particular flat);
  - k) Compliance with the Council's Code of Construction Practice and a contribution of £20,000 per annum during the period of construction towards the Environmental Inspectorate and Environmental Sciences to allow for monitoring during construction;

- l) Provision of a financial contribution of £1,100,000 (index linked) toward public art associated with the development site and its maintenance;
  - m) Developer undertaking to use best endeavours to negotiate a connection and supply agreement with the Church Street District Heating Scheme (CSDHS). In the event that the, CSDHS does not go ahead, installation of CHP plant on-site;
  - n) Offering local employment opportunities during construction; and
  - o) Payment of cost of monitoring the agreement (£15,000)
2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution, then:
- a) The Director of Planning shall consider whether it would be possible and 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 the 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

#### **4 WESTMINSTER CITY HALL, 64 VICTORIA STREET, LONDON, SW1E 6QP**

Variation of condition 1 of planning permission dated 30 August 2016 (16/06056/COFUL) for External alterations to the north, south and western ground and sub-mezzanine floor elevations and associated public realm works; replacement windows on all upper floor elevations; louvre panel strips on the east and west upper floor elevations; and enclosed plant room, open top plant and louvered screen at roof level, namely to allow design changes including an increase in height of the consented louvered plant screen, provision of four new flues at roof level, and changes to the design of the lift shaft overruns.

Councillor Tim Mitchell declared an interest in his capacity as Cabinet Member for Finance, Property & Corporate Services. He withdrew from the meeting during consideration of this item and took no part in the discussion or decision.

**RESOLVED:** That conditional permission be granted, under Section 3 of the Town & Country Planning General Regulations 1992.

#### **5 61 EATON MEWS NORTH, LONDON, SW1X 8LL AND 94 EATON PLACE, LONDON, SW1X 8LW**

Demolition of the existing two storey mews at 61 Eaton Mews North including rear ground floor wing extension beneath the first floor projection of 94 Eaton Place and provision of a new mews building comprising of new basement, ground (including rear ground floor extension beneath the first floor projection of 94 Eaton Place), first and mansard storeys with mechanical plant and enclosure within the rear mansard roof; rear terrace at first and second floor level.

**RESOLVED:**

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

**6 80-81 JERMYN STREET, LONDON, SW1Y 6JF**

Alterations to shopfront including new entrance doors and pilasters on Jermyn Street elevation, amendments to the entrance door on the corner of Jermyn Street and Duke Street and amendments to windows on Duke Street elevation.

Late representations were received from S Frances Ltd (20.04.2017).

**RESOLVED:**

That conditional permission be granted.

Councillor Ruth Bush wished her dissent to the granting of approval to be recorded.

The Meeting ended at 8.15pm.

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_