



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (2)** held on **Tuesday 7th February, 2017**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

**Members Present:** Councillors Melvyn Caplan (Chairman), Paul Church, Gotz Mohindra and Tim Roca.

#### **1 MEMBERSHIP/ELECTION OF CHAIRMAN**

##### **1.1 RESOLVED:**

That Councillor Melvyn Caplan be elected as Chairman of Planning Applications Committee (2).

1.2 It was noted that Councillor Tim Roca was replacing Councillor Ruth Bush.

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

2.1 Councillor Melvyn Caplan 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 Caplan then made the following further declarations as they related to the specific applications on the agenda:

Item 6: That he had attended a site visit with Councillor David Harvey, Ward Councillor.

Item 8: That the application for a library as a public amenity is of interest to him as a councillor, however he does not regard this as a prejudicial interest.

- 2.3 Councillor Gotz Mohindra made the following declarations as they related to the specific applications on the agenda:

Item 7: That he leased a property from the applicant, Sir Richard Sutton Limited.

Item 8: That the application for a library as a public amenity is of interest to him as a councillor, however he does not regard this as a prejudicial interest.

- 2.4 Councillor Paul Church declared that in his capacity as Ward Councillor for West End ward which included Fitzrovia, Marylebone, Mayfair and Soho and Deputy Cabinet Member for Adult Social Services and Public Health, he met and engaged regularly with residents, residents associations, amenity societies, businesses, developers, officers, planners and other stakeholders. He considered members of both the Majority and Minority party as friends and met with them regularly. Councillor Church also declared that in relation to item 7, the application site was in his ward.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 10 January 2017 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 2 LAUDERDALE MANSIONS, LAUDERDALE ROAD, LONDON, W9 1NE**

Amalgamation of two flats (1x 3 bed, 1 x 4 bed) at lower ground and upper ground floors into one maisonette (1x 4 bed).

Application withdrawn by the applicant.

#### **2 62 BOURNE STREET, LONDON, SW1W 8JD**

Excavation of basement extension with lightwell to rear and erection of extensions at rear ground and first floor levels.

#### **RESOLVED:**

That conditional permission be granted.

#### **3 31 ENNISMORE MEWS, LONDON, SW7 1AP**

Erection of mansard roof extension.

**RESOLVED:**

That conditional permission be granted.

**4 PADDINGTON CENTRAL, BISHOP'S BRIDGE ROAD, LONDON, W2 6BA**

Use of part ground floor and part basement of 4 Kingdom Street as shop (Class A1) and/or financial and professional services (Class A2) and/or restaurant and cafe (Class A3 ) and/or drinking establishment (Class A4) and/or business (Class B1) and/or a nursery/art gallery (Class D1) and/ or assembly or leisure (Class D2).

Late representations were received from John Zamit, Chairman of South East Bayswater Residents' Association (07.02.2017), British Land (03.02.2017), Environmental Health (02.02.2017 and 03.02.2017) and the applicant, CBRE (02.02.2017).

The presenting officer tabled the following additional condition 10:

**Additional condition 10**

No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

**Reason**

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

**RESOLVED:**

That conditional permission be granted, subject to an additional condition 10 as set out above.

**5 35-37 WEYMOUTH STREET, LONDON**

Alterations including construction of external plant deck above rear second floor roof to accommodate new air handling unit and installation of associated ductwork to rear elevation, alteration to ground level louvre.

**RESOLVED:**

That conditional permission be granted.

**6 75 PAGE STREET, LONDON, SW1P 4LT**

Installation of mechanical plant within an acoustic enclosure on rear first floor flat roof and full height ventilation duct on rear of building in association with restaurant use (Class A3).

**RESOLVED:**

That conditional permission be granted.

**7 40-42 LEXINGTON STREET, LONDON, W1F 0LN**

Replacement of stall risers to the shopfront, alterations to fenestration at all levels, new air conditioning plant and balustrade at roof level, reconfiguration of entrance and renewal of pavement lights to Lexington Street and Silver Place.

The presenting officer tabled the following additional condition 10:

**Condition 10**

You must put up the plant screen shown on the approved drawings before you use the machinery. You must then maintain it in the form shown for as long as the machinery remains in place (C13DA).

**Reason**

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV6 and ENV7 of our Unitary Development Plan that we adopted in January 2007 (R13AC).

**RESOLVED:**

That conditional permission be granted, subject to an additional condition 10 as set out above.

**8 9 NEW CAVENDISH STREET, LONDON, W1G 9UQ**

Use of the basement and ground floor as a library (Class D1) for a temporary period until 30 June 2023 (Site includes 9-11 New Cavendish Street).

An additional representation was received from Andrew Lett Architects (27.01.2017).

**RESOLVED:**

That conditional permission be granted for a temporary period until 30 June 2023.

The Meeting ended at 7.30 pm.

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

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