



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 12th September, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Andrew Smith (Chairman), Jonathan Glanz, Louise Hyams and Tim Roca.

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

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

Item 4: That he had sat on the Committee that had considered a previous application.

2.3 Councillor Jonathan Glanz declared that he knew members of the various amenity societies, some of which had made representations on applications on the agenda.

- 2.4 Councillor Glanz then made the following further declarations as they related to the specific applications on the agenda:

Item 1: That the application is in his Ward.

Item 2: That he used to reside at 27 Enford Street, he owns 28 Enford Street and that he knows people who had made representations, however he had not discussed the application with them.

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

Item 6: That the application is in his Ward.

- 2.5 Councillor Louise Hyams declared that in respect of items 3 and 5, the applications were in her Ward.

- 2.6 Councillor Tim Roca declared that in respect of item 4, 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 22 August 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 PART GROUND, FIRST AND SECOND FLOOR, REAR OF 252 - 258 OXFORD STREET, LONDON, W1C 1DL

Dual alternative use of part ground floor level, part first floor and part second floor as a composite use comprising a mini-golf leisure facility with associated restaurant and bar (sui-generis) or retail accommodation (Class A1); external works to ground floor entrance on John Prince's Street and replacement roof plant within existing roof plant enclosure and erection of extract duct. (Site known as 15 John Prince's Street).

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

Amendments to conditions 7, 9, 12, 13, 14, 15 and 16 to alter the wording of the description of the use from mini golf use, to mini golf including bars and restaurants.

RESOLVED:

1. That it be considered that the opportunity to diversify the leisure and entertainment offer within the core Central Activities Zone justifies the loss of first floor ancillary retail accommodation in exceptional circumstances.

2. That subject to 1 above and amendments to conditions 7, 9, 12, 13, 14, 15 and 16 as set out above, conditional planning permission be granted.

2 25-26 ENFORD STREET, LONDON, W1H 1DW

Erection of an extension at rear first floor level, alterations to front and rear facades, including the creation of new terraces at rear lower ground and ground floor levels, changing 3rd floor rear mansard to a sheer elevation, and extension at 4th floor roof level by creating a secondary pitch to the front mansard, and mansard-style screen at the rear, in association with the creation of a 4th floor roof terrace, all in connection with the use of the building as 3 x flats (Class C3).

RESOLVED

That conditional permission be granted.

3 ALHAMBRA HOUSE, 27-31 CHARING CROSS ROAD, LONDON, WC2H 0AU

Use of part basement, ground and upper floors (first to new tenth floor) as a 121 bedroom hotel (Class C1), alterations to ground floor retail unit (Class A1), and associated alterations including the erection of ninth floor extension, and an additional storey (new tenth floor), re-cladding of the building, replacement windows, alterations to ground floor elevation, installation of mechanical plant, and creation of terraces on seventh, eighth and tenth floors.

RESOLVED:

That conditional permission be granted, subject to additional conditions requiring that the Theatreland plaque be reinstated after works and details of the terrace opening with no openable windows on the long frontage be provided.

4 CARLTON COURT, 120 MAIDA VALE, LONDON, W9 1QA

Demolition of existing five storey building and out buildings and erection of a part five and part three storey serviced apartment hotel building (Use Class C1) with restaurant and spa facilities in newly excavated basement and erection of single storey stair structure in rear garden to provide access to the basement. stair structure in rear garden to provide access to the basement.

RESOLVED:

That conditional permission be granted, subject to an informative stating that the Operational Management Plan should state that no smoking of shisha shall take place in the garden area.

5 26 - 27 SOUTHAMPTON STREET, LONDON

Variation of Condition 1 of planning permission of dated 27 May 2015 and listed building consent dated 30 March 2017 which themselves varied earlier approvals for 'Use of part ground and all other floors at 26-27 Southampton Street from office

(Class B1) to residential flats (Class C3) use and part of ground floor from offices (Class B1) to retail (Class A1) use and associated internal and external alterations including the creation of an additional floor above No.26. Associated works including the creation of courtyard at rear basement level installation of plant, solar panels, alterations to windows and doors and creation of terraces to rear and at roof level,' namely to allow for the retention of a larger roof extension, external alterations including to windows, doors, rooflights, roof layout and roof terrace enclosures and internal alterations.

RESOLVED:

1. That conditional permission and conditional 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 KINGLY COURT, KINGLY COURT, LONDON, W1B 5PW

Retention of retail Units 2.12 and 2.13 as (Class A3) use on a permanent basis.

RESOLVED:

That conditional permission be granted.

7 14 WYNDHAM MEWS, LONDON, W1H 2PN

Erection of ground floor rear extension and alterations at roof level.

RESOLVED:

That conditional permission be granted.

8 402 EDGWARE ROAD, LONDON, W2 1ED

Retention of three storey rear building (fronting Venables Street) measuring 0.4m higher than originally approved, to contain four flats (two of which have previously been approved and results in seven flats in total across the whole site) with associated cycle/ refuse and storage facilities at ground and basement level. Change of use of ground and basement of rear building from car parking to a Class A2 (financial and professional services) unit with associated external alterations to shopfront.

Late representations were received from Alex Yearsley (14.06. 2017, 06.07.2017, 06.07.2017 and 06.09.2017), The St Marylebone Society (04.06.2016), the Highways Planning Manager (20.05.2016) and Sam Fitzell (18.05.2016).

The presenting officer tabled the following amendment to condition 5:

Within 3 months of the date of this permission you must install an obscure glazed film to the rear elevation second floor window opposite 404-406 Edgware Road and

this must be retained in that condition thereafter. You must provide the City Council with evidence that this film has been applied to this reason.

Reason:

As set out in the draft decision notice.

RESOLVED:

That conditional permission be granted, subject to an amendment to condition 5 as set out above.

The Meeting ended at 8.17 pm.

CHAIRMAN: _____

DATE _____