



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 3rd April, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

**Members Present:** Councillors Andrew Smith (Chairman), Barbara Grahame, Louise Hyams and Robert Rigby

#### **1 MEMBERSHIP**

- 1.1 There were no changes to the membership.
- 1.2 The Chairman announced that this would be Councillor Grahame's final planning meeting. Councillor Grahame had sat on the Council's Planning Committees for over 24 years. On behalf of the Sub-Committee he thanked her for her many years of service and wished her well once she had stood down from being a councillor.

#### **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 declared in respect of item 1 that he had sat on the Sub-Committee that had previously considered the application. He had also attended a committee site visit. In respect of items 3 and 4 he declared that the sites were located in his ward. He had received correspondence from objectors to the applications but had not shared any views with them on them. He had also received a phone call earlier in the day from John Zamit on behalf

of the South East Bayswater Association but have not expressed any views on the merits of the application.

- 2.3 Councillor Robert Rigby declared in respect of items 1, 3 and 7 that he had sat on the Sub-Committee when it had previously considered the applications. He also declared in respect of item 9 that the site was located in his ward.
- 2.4 Councillor Louise Hyams declared in respect of item 1 that she works part-time for a communications company that had undertaken the consultation work for the application. She considered this to be a prejudicial interest and advised that she would step down from the Sub-Committee during the consideration of the item. She also declared that the site was located in her ward, that the same applied to item 5, and that she had not discussed either of the applications with anyone.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 6 March 2018 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

- 4.1 The Chairman moved that, following the recommendation of the Chief Executive, for all applications, the votes of Members at Planning Applications Sub-Committee (3) meetings be formally recorded in the minutes.

#### **4.2 RESOLVED:**

That the votes of Members at Planning Applications Sub-Committee (3) meetings be formally recorded in the minutes.

### **1 BLACKSTONE HOUSE, 3 GARDEN COURT, MIDDLE TEMPLE, LONDON, EC4Y 9BW**

Erection of an infill extension between Blackstone House and 1 & 2 Garden Court to create a new atrium connecting the buildings at second, third and fourth floor levels, to provide additional chamber floorspace and to improve the circulation between the buildings, and associated external alterations including installation of rooftop plant to Blackstone House. (Addendum Report)

An additional representation was received from Indigo Planning (26.3.2018).

Having declared a prejudicial interest Councillor Hyams stepped down from the Sub-Committee and the left of the room during the consideration of the application.

The presenting officer tabled an amendment to informative 1 as follows:

In dealing with this application of the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning Documents, planning briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify amendments to address the issues identified with the scheme. You are therefore encouraged to consider submission of a fresh application incorporating the material amendments set out below which are necessary to make the scheme acceptable.

Required amendments:

A single link bridge at either third or fourth floor level could be appropriate.

A vote was taken on the officer's recommendation to refuse the application:

For: Councillors Smith and Rigby

Against: Councillor Grahame

**RESOLVED:**

That permission be refused on design grounds and an increased sense of enclosure subject to the amendment to informative 1 as tabled and set out above.

**2 BROWN HART GARDENS AND LUMLEY STREET, LONDON, W1**

Use of three areas of carriageway each measuring 12.0m x 2.0m on the west side of Lumley Street for the placing of 20 stalls as a street market (four times per year and not more than once per calendar month, excluding Sundays) for the sale and display of goods (Class A1) and use of two areas of Brown Hart Gardens deck each measuring 23.6m x 2.0m for the placing of up to 24 stalls for an artisan food market, including hot food takeaway, no more than one day per week (excluding Sundays) for a temporary period of one year.

The presenting officer referred the Sub-Committee to an error in the report in that the Brown Hart Gardens deck is open to the public for longer periods than indicated in the papers.

A vote was taken on the officer's recommendation to grant the application:

For: Councillors Smith, Rigby, Hyams and Grahame

**RESOLVED:**

That conditional permission for a temporary period of one year be granted subject to additional informatives regarding encouraging the applicant to investigate parking for the market stalls and if there are going to be two operators of the market this needs

to be reflected in the Operational Management Plan, which is reserved for approval by the Council under condition 2.

### **3 12 GARWAY ROAD, LONDON, W2 4NH**

Excavation of a basement floor below existing house and part of front and rear gardens, demolition and rebuilding of rear lower ground floor level conservatory, enlargement of front lightwell, insertion of rooflight with decorative metal grille over within front lightwell, internal alterations and removal of tree from rear garden.

Additional representations were received from Clinton Thomas via the Council's website (23.3.2018), Clinton Greyn Thomas on behalf of the Freeholders of 14 (a)(b)(c) Garway Road (5.9.2016, 10.1.2018, 12.1.2018, 15.1.2018, 28.2.2018, 23.3.2018 x3 and 25.3.2018).

Late representations were received from Councillor Adam Hug (29.3.18), email from Karen Buck MPs office (28.3.18) enclosing a correspondence from Clinton Greyn Thomas and Jean Fernandes (26.3.18).

A vote was taken on the chairman's suggestion to defer the application for a site visit:

For: Councillors Smith, Hyams and Rigby

Abstained: Councillor Grahame

**RESOLVED:** That the application be deferred for a site visit.

### **4 14 GARWAY ROAD, LONDON, W2 4NH**

Excavation of a basement floor below existing house and part of front garden, insertion of rooflight with decorative metal grille over within front lightwell, internal alterations, including the insertion of 3 rooflights in the floor of rear extension between lower ground and new basement level and removal of tree from front garden.

Additional representations were received from Clinton Thomas via the Council's website (23.3.2018), Clinton Greyn Thomas on behalf of the Freeholders of 14 (a)(b)(c) Garway Road (5.9.2016, 10.1.2018, 12.1.2018, 15.1.2018, 28.2.2018, 23.3.2018 x3 and 25.3.2018).

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A vote was taken on the chairman's suggestion to defer the application for a site visit:

For: Councillors Smith, Hyams and Rigby

Abstained: Councillor Grahame

**RESOLVED:** That the application be deferred for a site visit.

**5 TREVELYAN HOUSE, 30 GREAT PETER STREET, LONDON, SW1P 2BU**

Erection and installation of metal railings and gates around the external frontages of the building for security purposes.

The application was withdrawn prior to the meeting by the applicant.

**6 126 WARWICK WAY, LONDON, SW1V 4JA**

Erection of extensions at rear basement and ground floor levels and a mansard roof extension in connection with upgrading the existing hotel.

A vote was taken on the officer's recommendation to grant the application:

For: Councillors Smith, Hyams, Rigby and Grahame

**RESOLVED:**

That conditional permission be granted subject to an informative regarding the need to obtain all the necessary approvals in respect of the relocation of the boiler flue and amending condition 7 to allow the top sash in the rear dormer windows to have a limited 10 cm opening..

**7 8 PEARSON SQUARE, W1T 3BF**

Use of ground floor unit as a mixed Class A1 retail/A3 food and drink (sui generis) use.

A vote was taken on the officer's recommendation to grant the application:

For: Councillors Smith, Hyams, Rigby and Grahame

**RESOLVED:**

That conditional permission be granted.

**8 20 OSSINGTON STREET, LONDON, W2 4LY**

Lowering floor of front lightwell, relocation of front door from side to centre of front facade and replacement of existing doorway with window. Erection of sloping roof extension to rear at first floor level.

A vote was taken on the officer's recommendation to grant the application:

Against: Councillors Smith, Hyams, Rigby and Grahame

**RESOLVED:**

That conditional permission be refused on the grounds of increased sense of enclosure to the basement of 33 Palace Court. The reasons for refusal to be agreed under delegated powers.

**9 14 DENNING CLOSE, LONDON, NW8 9PJ**

Partial demolition of existing property, excavation of a basement; construction of part two storey and part single storey front extensions, erection of front and rear dormer extensions and associated external alterations.

A later representation was received from Scarlett Reiss (27.3.18).

A vote was taken on the officer's recommendation to grant the application:

For: Councillors Smith, Hyams, Rigby and Grahame

**RESOLVED:**

That conditional permission be granted subject to an additional condition to ensure the proposal is carried out in accordance with the construction traffic management plan.

The Meeting ended at 8.44 pm

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

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