



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** held on **Tuesday 13th March, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

**Members Present:** Councillors Melvyn Caplan (Chairman), Barbara Grahame and Robert Rigby.

**Apology for Absence:** Councillor Peter Cuthbertson.

#### 1 MEMBERSHIP

1.1 There were no changes to the Membership.

#### 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 declarations as they related to the specific applications on the agenda:

Item 2: That he had sat on the Committee that had considered and deferred the previous application.

Item 5: That he lived on Lanark Road, but far away from the site.

Item 7: That he had sat on the Committee that had considered and deferred the previous application.

- 2.3 Councillor Robert Rigby declared that in respect of items 5 and 7, he had sat on the Committee that had considered previous applications.
- 2.4 Councillor Barbara Grahame declared that in respect of item 4, she had sat on the Committee that had considered a previous application.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 13 February 2018 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 GARAGES TO THE REAR OF ORDNANCE MEWS, LONDON, NW8**

Demolition of 9 single storey garages and erection of a replacement building comprising two to three storeys for use as 3 dwellinghouses (Class C3).

Additional representations were received from the Highways Planning Officer (05.03.2018) and from the Council's Infill Programme (06.03.2018).

Application withdrawn by officers due to changes to design and footprint of houses which require further re-consultation.

#### **2 FRANKLIN HOUSE, 151 STRAND, LONDON, WC2R 1HL**

Demolition of existing building and redevelopment to provide a building of basement, lower ground, ground and part five/part six upper floors with roof terrace and mechanical plant at roof level; for use as an aparthotel (Class C1) with private members bar (sui generis) at lower ground floor level.

The presenting officer tabled the following amendments:

#### **Replace Condition 20 with the following:**

{Pre Commencement Condition}

- (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.
- (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

- (c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

**Amend Informative 13** to include the Courtauld Institute and Gibraltar House as neighbours that should be keep informed about building works.

**RESOLVED:**

1. That it be agreed that the re-designed front facade adequately responds to the Committee's previous concerns.
2. That subject to 1 above, conditional planning permission be granted, subject to amendments to condition 20 and informative 13 as set out above.

**3 9-12 BELL YARD, LONDON, WC2A 2JR**

Use of building as 12 residential units (Class C3), demolition of fourth floor mansard roof and front façade, replacement fourth floor extension and new fifth floor mansard roof extension above, new front façade, associated alterations to elevations and works to a listed party wall.

The presenting officer tabled the following amendment:

**Change description of the listed building consent to the following:**

Works to raise the party wall with No.13 Bell Yard.

**RESOLVED:**

1. That conditional permission be granted, subject to an amendment to condition 4 of planning permission to increase cycle spaces to 21 spaces and a Section 106 legal agreement to secure the following: i. A payment of £328,624 towards the provision of affordable housing elsewhere in the City (payable on commencement of development and index linked).
2. That if the Section 106 legal agreement has not been completed within 6 weeks of the date of this resolution, then:
  - a) The Director of Planning shall consider whether it will be possible or 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 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.

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

#### **4 206 - 216 MARYLEBONE ROAD, LONDON, NW1 5LA**

Refurbishment and extension of 206-216 Marylebone Road including new seventh floor and rear lightwell infill to provide additional office accommodation change of use of part ground floor to flexible Class A1 and/or D2 and/or B1 floorspace and other associated works.

An additional representation was received from the applicant (undated).

#### **RESOLVED:**

That conditional permission be granted, subject to amendments to condition 19 to restrict no furniture on the front terraces and to condition 21 changing the hours of use for the new terraces on the fourth, fifth, sixth and seventh floors to 08:00 to 20:00 daily and two additional conditions restricting the use of the gym from 06:00 to 23:00 daily and to secure the provision and maintenance of the green walls respectively.

#### **5 DEVELOPMENT SITE AT 221-235 LANARK RD, LAND TO NORTH OF 235 LANARK RD AND LAND AT SCOTTISH TOWERS, MAIDA VALE, LONDON, W9**

Variation of Condition 1 of planning permission dated 29 April 2016 (RN: 15/11007) for redevelopment of site spanning 221-235 Lanark Road and land to the north of 235 Lanark Road, involving demolition of existing buildings and erection part 3, part 4, part 5 storey building, plus lower ground floor, containing a community/sports building (Use Class D1/D2) and associated plant at the north end of the site, and 67 residential units (Class C3) (private and affordable) across the remainder of the site and across the top floor of the proposed community/sports building, together with car parking, landscaping and associated works. Reconfiguration of front curtilage of the Scottish Towers (Glasgow House, Falkirk House, Edinburgh House) to provide additional parking, re landscaping and associated works. Removal of existing trees and replacement tree planting; Namely to change the 6 private 3-bed duplex units at ground and lower ground level into 12x2bedroom units (7x 2bedroom private units and 5x2bedroom intermediate rent units), and associated external alterations.

A late representation was received from Sarah Curtis on behalf of Strutt & Parker (08.03.2018).

#### **RESOLVED:**

1. That conditional permission be granted, subject to minor changes to conditions to reflect those conditions already discharged under the 2016 permission to be settled under delegated powers by officers in consultation with the Chairman and to a Deed of Variation to the legal agreement dated 29 April 2016 to secure the original obligations together with additional on-site

affordable housing units as set out below: a) Provision of 5 on-site affordable housing units to be provided as intermediate rent units and made available to eligible households on incomes not exceeding £60,000.

2. That if within six weeks of the resolution to grant conditional permission, the Section 106 planning obligation has not been completed or there is no immediate prospect of the planning obligation being completed, then
  - a) The Director of Planning shall consider whether it would be possible and appropriate to issue permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not;
  - b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete a Section 106 planning obligation within an appropriate timescale, and that the proposal is 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.

#### **6 4 FULTON MEWS, LONDON, W2 3TY - WITHDRAWN**

Excavation of basement floor below footprint of existing building.

Application withdrawn by the applicant.

#### **7 34-36 CHARLES STREET, LONDON, W1J 5EB**

Erection of roof enclosure to convert part of the existing 5th floor level flat roof into a roof bar and terrace and extension at fifth floor level onto existing flat roof all in connection with existing hotel (Class C1). Relocation of existing bathroom extracts to within the new roof enclosure.

#### **RESOLVED:**

That conditional permission be granted, subject to an amendment to condition 7 to ensure that any music on the roof top bar and terrace is not audible at the nearest residential property and an additional condition stating that the dummy mansard must be erected prior to the use of the terrace.

#### **8 CONNAUGHT HOTEL, CARLOS PLACE, LONDON, W1K 2AL**

Use of an area of the public highway measuring 12m x 2.75m for the placing of five tables and 16 chairs and barriers.

Additional representations were received from Councillor Glenys Roberts (01.03.2018) and Massimiliano Binda on behalf of Connaught Hotel (07.03.2018).

**RESOLVED:**

That conditional permission be granted for a temporary period of one year, subject to an informative stating that the applicant be mindful of nearby residents' amenities in taking away the tables and chairs at night.

The Meeting ended at 8.07 pm.

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

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