



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 22nd May, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Tony Devenish, Timothy Barnes, James Spencer and David Boothroyd

Apologies for Absence: None.

1 ELECTION OF CHAIRMAN

1.1 RESOLVED:

That Councillor Tony Devenish be elected as Chairman for the meeting.

2 DECLARATIONS OF INTEREST

2.1 Councillor Tony Devenish 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 Devenish also declared that item 8 was in his Ward.

2.3 Councillor Timothy Barnes declared that item 5 was in his Ward.

2.4 Councillor David Boothroyd declared that he was Head of Research and Psephology for Thorncliffe, whose clients were companies applying for planning permission from various local authorities. No current schemes were

in Westminster; if there were he would be precluded from working on them under the company's code of conduct. On item 4, Taylor Wimpey were past clients of Thorncliffe, but never in relation to this scheme. He had been a Member of the Committee which had granted the main application in 2014.

3 MINUTES

RESOLVED: that the Minutes of the meeting held on 10 April be approved as a correct record.

4 PLANNING APPLICATIONS

1 12-14 FINCHLEY ROAD, LONDON, NW8 6EB

Demolition of existing buildings and redevelopment by erection of a part six, part seven storey building comprising basement, ground and five upper floors to provide 11 residential units (1x1 bed, 4x2 bed and 6x3 bed flats), with roof terraces/ balconies to rear elevation and at roof level, mechanical plant within enclosure to rear and landscaping. Erection of replacement front boundary treatment and provision of access ramp to basement car park from existing vehicular basement at Balmoral Court. Removal of four trees to front and rear of site and replacement tree planting.

RESOLVED UNANIMOUSLY:

That:

1. A Tree Preservation Order to protect three London plane trees at the rear of Balmoral Court not be made.
2. Subject to 1, grant conditional permission, subject to completion of a legal agreement to secure the following:
 - a) Notice of commencement of development (three months prior to commencement).
 - b) Provision of a financial contribution of £658,000 (index linked) to the affordable housing fund in lieu of on-site affordable housing provision.
 - c) Measures to facilitate the provision and permanent retention and maintenance thereafter, of the vehicular access to the basement level car park via the vehicular entrance to Balmoral Court.
 - d) Highway works outside the site in Finchley Road to facilitate access to the development and renew the footpath outside the site. Page 5 Agenda Item 1 Item No. 1
 - e) Provision of costs for monitoring of agreement (£500 per Head of Term).
3. If the legal agreement has not been completed by 3 July 2018 then:

- a) The Director 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 is authorised to determine and issue such a decision under Delegated Powers; however, if not;
- b) The Director shall consider whether 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 is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2 MADAME TUSSAUDS, MARYLEBONE ROAD, LONDON, NW1 5LR

Installation of bollards on pavement along eastern side of Allsop Place.

Late representations were received from Councillor Robert Rigby (17.05.2018).

RESOLVED UNANIMOUSLY:

That conditional permission be granted, with amended condition 3 allowing temporary permission for 5 years.

3 62-64 BAKER STREET, LONDON, W1U 7DF

Use of ground floor and part basement as a gym with juice and coffee bar (sui generis). Installation of new shopfront.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

4 2 MONCK STREET, LONDON, SW1P 2BQ

Use of ground floor commercial unit 2 for Class A1 (Shop), A2 (Financial and Professional), A3 (Food and Drink), B1 (Office), D1 (Non Residential Institution) or D2 (for gym/exercise class only). Use of Unit 1 within either Class A1, A2, A3, B1, D1, sui generis marketing suite (temporary use for 3 years) or D2 (gym/exercise class only).

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

5 104A PARK STREET, LONDON, W1K 6NG

Alterations and erection of a two storey front extension at roof level, infilling central lightwell at second floor to new fourth floor level, replacement of single storey rear basement buildings including excavation to create two storey extension, and installation of condensers to roof within an acoustic enclosure; all to provide additional office (Class B1) floorspace.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

6 2 RANDOLPH COURT, RANDOLPH AVENUE, LONDON, W9 1NW

Replacement of ground floor rear window with French Doors.

An additional representation was received from 4D Planning Consultants (undated).

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

7 46 CLARGES STREET, LONDON, W1J 7ER

Retention of one external air handling unit within the front lightwell. Relocation of six external condensers and the installation of four new external condensers (four at mid roof level and six at upper roof level) with associated acoustic screening.

Late representations were received from the Fox Club (18.05.2018).

RESOLVED UNANIMOUSLY: That

1. Conditional permission be granted.
2. Conditional listed building consent be granted.
3. The reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

8 13 CAROLINE TERRACE, LONDON, SW1W 8JS

Enlargement of rear closet wing and infill extensions at rear ground and first floor level. Enclosing of area beneath the ground floor front entrance bridge with door and side panel and replacement of lightwell window at front lower ground floor level.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

9 61A AND 60B BLOMFIELD ROAD, LONDON, W9 2PA

Excavation of a single storey basement beneath footprint of the existing dwelling (61A Blomfield Road) incorporating a front lightwell. Alterations to the existing rear balcony platforms to create one balcony, excavation of part of

rear garden and removal of the shared external steps at the rear of No. 61A and addition of new steps at the rear of No.60 Blomfield Road.

WITHDRAWN.

The Meeting ended at 7.15pm.

CHAIRMAN: _____

DATE _____