



CITY OF WESTMINSTER

MINUTES

Planning (Major Applications) Sub-Committee

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning (Major Applications) Sub-Committee** held on **Tuesday 27th November, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Gotz Mohindra (Chairman), David Boothroyd, Ruth Bush, Peter Freeman, Murad Gassanly, Angela Harvey and Elizabeth Hitchcock

1 MEMBERSHIP

1.1 It was noted that Councillor Angela Harvey had replaced councillor Jim Glen.

2 DECLARATIONS OF INTEREST

2.1 Councillor Gotz Mohindra explained that a week before the meeting, all seven 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 Boothroyd declared that he is Head of Research and Psephology for Thorncliffe, whose clients are companies applying for planning permission from various local authorities. No current schemes are in Westminster; if there were he would be precluded from working on them under the company's code of conduct.

2.3 He advised that on both items, some Thorncliffe clients have engaged Gerald Eve as planning consultants, who are also representing the applicants. However he does not deal directly with clients or other members of project teams, and planning consultants are not themselves clients.

- 2.4 On item 1, he was a member of the committee on 6 December 2016 which decided the main application. He is also a councillor sponsor of the Notting Hill East Neighbourhood Forum but had no involvement in their comments.
- 2.5 On item 2, he was a member of the committee on 21 April 2015 which heard a previous scheme on the site. Councillor Tim Roca, who is a friend, is employed by the applicant but they had not discussed this application.
- 2.6 Councillor Bush declared in respect of item 1 that she is a trustee of the Westminster Tree Trust. She declared in respect of item 2 that Councillor Tim Roca, who is a friend, is employed by the applicant but they had not discussed this application.

3 MINUTES

- 4.1 **RESOLVED:** That the minutes of the meeting held on 6th November 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 PADDINGTON SORTING & DELIVERY, 31 LONDON STREET, 128-142 PRAED STREET, LONDON STREET (PARTIAL), WINSLAND MEWS (PARTIAL), PADDINGTON STATION ARRIVALS RAMP AND ASSOCIATED SURROUNDS, LONDON, W2 1DJ

Application 1 :

Variation of condition 1 (approved plans) of planning permission dated 14 August 2018 (RN: 16/09050/FULL) for the Demolition of existing buildings and mixed use redevelopment comprising a commercial cube providing up to 50,000 sqm (GEA) floorspace of office/commercial uses, retail and café/restaurant uses at lower levels and top floor level, a retail/restaurant building on Praed Street; a new major piazza including pedestrianisation of London Street, a new access road between Winsland Street and Praed Street, hard and soft landscaping, new underground station entrance and new Bakerloo Line Ticket Hall; and associated infrastructure and interface highway and transport works for underground connections, and ancillary works.(EIA Application accompanied by an Environmental Statement). Site includes 31 London Street, 128-142 Praed Street, London Street, Paddington Station Arrivals ramp and associated surrounds. NAMELY, to allow adjustments to layout of steps in the public realm; Change in orientation of escalators linking street level to office Level 02; amendment to lift strategy and location; amendment to the public realm to address level changes and provision of accessible routes; increase in height and footprint of Praed Street building and minor increase in footprint with, adjustments to detailed design; amendment to layout and configuration of below-ground concourse area and retail units; amendment to the layout and configuration of the LUL Station Box; and reconfiguration of main office core. Additionally Details of soft landscaping, soil depth, specification, and rainwater harvesting pursuant to conditions 33, 49 and 51 of the original permission.

Application 2:

Variation of condition 1 (approved drawings) of listed building consent dated 14.08.2017 for Demolition of the existing retaining wall between the station arrivals ramp and London Street, and the pedestrian entrance stairs to the Bakerloo Line, along with the blocking up of an existing access stair to the Bakerloo Line within the station concourse and the remodelling/resurfacing of the arrivals ramp. All associated with the comprehensive redevelopment proposals at 31 London Street under reference 16/09050/FULL. Namely to amend proposed plans to ensure consistency with revised comprehensive development proposals sought under reference 18/08240/FULL (no change to approved demolition or blocking up works)

Additional representations were received from London Underground Infrastructure Protection (19.11.2018), SEBRA, PRACT (21.11.18, St Marylebone Society, Imperial College Healthcare NHS Trust (16.11.2018) and the occupier of 99 St Mary's Mansions, St Mary's Terrace, W2 (16.11.2018).

Late representations were received from Sellar (Applicant) (23.11.2018) and the London Borough of Brent (23.11.2018).

The presenting officer referred the Sub-Committee to the following clarification relating to the report and an amendment to condition 9:

Paragraph 8.9 of the committee report notes that subject to Members resolving to grant planning permission for this MMA, then a Deed of Variation to the S106 will be required. For Members clarification, the original obligations have been reviewed and it is considered that they are all still required and that no new obligations are needed. The Deed of Variation will cover administrative changes in respect of the associated plans. These obligations still meet the Regulation 122 requirements.

For clarification, the Secretary of State has been notified of this application and will be notified of the City Council's decision.

Amendment to Condition 9 – Replace TBC with 15.11.2018.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted, subject to:
 - a) the views of the Mayor of London
 - b) a Deed of Variation of the original S106 legal agreement dated 14.08.2017
 - c) Amending condition 9 to replace the word TBC with 15.11.2018.

2. If the Deed of Variation has not been completed within 3 MONTHS from the date of the Committee's resolution then:
 - a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, 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 an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that 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.
 5. That Committee authorised the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway and creation of new public highway to enable this development to take place. That the Director of Planning, Executive Director of City Management and Communities, or other such proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in conjunction with the making of the orders and to make the orders as proposed if there are no unresolved objections to the draft orders. The applicant will be required to cover all costs of the Council in progressing the stopping up orders.

2 152-158, STRAND, LONDON, WC2R 2LS

Alterations including demolition of rear facade and erection of ground to fourth floor rear extension; removal and replacement of existing roofs and installation of roof top plant enclosure; restoration of shopfronts at 152-153 Strand and installation of new shop fronts at 154-158 Strand; restoration of facade at 152-153 Strand; insertion of new internal atria; all in connection with the use of the buildings as flexible educational and/or office (Class D1 and/or Class B1) use with flexible retail and/or restaurant (Class A1 and/or Class A3) use on part ground floor and basement levels.

An additional representation was received from Historic England (19.11.2018).

A late representation was received from King's College London (21.11.2018).

The presenting officer tabled the following additional condition to the linked listed building consent:

Additional condition:

Pre-commencement condition - you must apply to us for approval of a programme of historic building recording and analysis in the form of a written report. You must not commence any work on the development until we have approved what you have sent us, in consultation with Historic England. You must then carry out the work in accordance with this report.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted subject to amending condition 15 to also require the submission of facing material samples at the junction with the building at the rear for approval.
2. That conditional listed building consent be granted subject to the additional condition as tabled and set out above.
3. That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

The Meeting ended at 7.48 pm

CHAIRMAN: _____

DATE _____