



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 31st July, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Tony Devenish (Chairman), Timothy Barnes, Susie Burbridge and Tim Roca

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor 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 declared in respect of item 1 that he had been lobbied by numerous people but had made no comment on the application. He declared a prejudicial interest in respect of item 3 in that the application had been submitted by his ward colleague Councillor Robathan who he regarded as a close friend. He therefore advised that he would step down from the committee during the consideration of the application.

2.3 Councillor Burbridge declared in respect of item 5 that she may have sat on the Sub-Committee that considered the previous application. She then read out the following statement:

“Councillor Robathan has an interest in respect of Item 3 on the agenda. In line with guidance agreed by the City Council’s Standards Committee, members of the Majority party sitting on tonight’s committee are no longer required to apply for a dispensation from the Code of Conduct provided they can declare that they only know Councillor Robathan through their membership of the Majority party and see her at Council and related events. I declare that I am able to give that declaration in relation to Councillor Robathan.”

Councillors Barnes and Roca made the same declaration.

- 2.4 Councillor Barnes declared in respect of item 1 that he has eaten at the India Club sporadically over the last 20 years.
- 2.5 Councillor Roca declared in respect of item 1 that he had been contacted by a resident in his ward enquiring about how he might make a representation in respect of the application. He advised that he provided him with advice on how to contact the planning team but made no comment on the application. He also declared that he works for Kings College London which has premises further down on the Strand.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 26 June 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

The presiding officer informed the Committee that last Tuesday the Government published its revised NPPF which replaced the 2012 guidance and this advice came into immediate effect. The reports being presented to committee were written under the old guidance. This is the latest strategic planning advice which is a material consideration in the determination of planning applications and where new issues arise in the light of the new NPPF these will be covered in the officer’s verbal presentation. The report which did make reference to specific paragraphs in the old NPPF (item 4) had been withdrawn from the agenda because of concerns relating to inaccurate drawings.

1 143-145 STRAND, LONDON, WC2R 1JA

Partial demolition at rear and erection of rear extensions at basement to roof levels; shopfront alterations; installation of plant and machinery and associated alterations in connection with the use of the building for retail purposes (Class A1) at part basement and part ground floor level and as a hotel (Class C1) throughout the rest of the building.

Late representations were received from Councillor Tim Mitchell, on behalf of St James's Ward Councillors (27.7.18), the occupier of 80 Alexandra Park Road, London N10 (24.7.18), the occupier of 84 Beauchamp Road, West Mosley KT8 (28.7.18) and the occupier of 5 Milton Road, Romford RM1 (30.7.18)

RESOLVED UNANIMOUSLY:

That permission be refused due to loss of retail and loss of an important cultural and night time entertainment use (the India Club restaurant/bar)

2 ROMNEY MEWS, LONDON

Erection of three bedroom dwellinghouse (Class C3) over ground to fourth floor level.

Additional representations were received from David Corley Architect (25.7.2018), Occupier of 12 York Mansions, Chiltern Street, W1U (25.7.2018), Occupier of Flat 20, York Mansions (25.7.2018), Occupier of Flat 22, York Mansions (23.7.2018) and Occupier of York Mansions (Flat number not stated) (25.7.2018)

Late representations were received from the occupier of 12 York Mansions (31.7.18), Councillor Iain Bott (27.7.18 & 28.7.18).

The presenting officer tabled the following changes required to Condition 5 on this case (changes in bold text):

You must apply to us for approval of full details, including detailed drawings as appropriate, of the following parts of the development - measures to limit the extent of opening of the side facing top-hung stairwell windows and south facing fourth floor bedroom windows

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. **You must not remove the limiters without our permission.** (C26DB)
(C26DB)

Conditions 4, 7 and 16 will all have reference to 18/04789/ADFULL removed. Additional informative. In order to discharge Condition 5, you will need to demonstrate that the lower panes of the side facing windows are fixed shut and that the upper panes are only openable by 50%".

RESOLVED UNANIMOUSLY:

That conditional permission be granted subject to the changes tabled and set out below.

3 32 MAUNSEL STREET, LONDON, SW1P 2QN

Erection of first floor rear extension

Having declared a prejudicial interest Councillor Devenish stood down from the Sub-Committee for the consideration of this application and left the room.

RESOLVED: That councillor Burbridge be elected as chairman for the duration of the item.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

4 163 - 173 PRAED STREET, LONDON, W2 1RH

Application 1: Reconfiguration of ground and basement floors to provide a Class A1 retail shop unit and a Class A3 café/ restaurant unit, use of part of 1st floor as Class B1 office and part as dual/ alternative Class B1/ A3 use, use of 2nd floor as Class B1 offices, erection of a two storey roof extension to form new 3rd and 4th floors for use as Class B1 offices and alterations to the existing building including facade re-cladding, installation of new kitchen extract duct, installation of roof level plant and associated works.

Application 2: Erection of a two storey extension to existing retaining wall to Paddington Circle and District Line Underground Station.

Withdrawn from the agenda by officers due to inaccurate drawings.

5 PARKWOOD, 22 ST EDMUND'S TERRACE, LONDON, NW8 7QQ

Demolition of an existing summerhouse and the erection of extension at third floor level to enlarge Flat 17, the erection of extension at fourth floor level to enlarge Flat 19, and alterations to roof structure at sixth floor level to increase its height and bulk, including a new roof terrace to rear elevation in connection with the reduction in the size of Flat 20 and the enlargement of Flat 2.

Late representations were received from Councillor Mohindra (30.7.18) and an occupier in Primrose Court (21.6.18).

RESOLVED UNANIMOUSLY:

That conditional permission be granted subject to an additional condition requiring the applicants to submit a construction traffic plan to the Council for approval prior to any further works taking place. Officers to write to Councillor Mohindra, St John's Wood Society and local residents.

6 FLAT 3, 12 NORTHWICK TERRACE, LONDON, NW8 8JD

Alterations to fenestration at rear first floor level and installation of balustrade to form roof terrace on rear of first floor flat roof.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

The Meeting ended at 7.39 pm

CHAIRMAN: _____

DATE _____