



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 25th September, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

**Members Present:** Councillors Tony Devenish (Chairman), Timothy Barnes and Tim Roca.

#### **1 MEMBERSHIP**

1.1 There were no changes to the membership.

#### **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 in respect of item 3, the site was in his Ward, however he had not received any representations on this application.

2.3 Councillor Tim Roca declared that in respect of item 5, the site was in his Ward, however he had not received any representations on this application.

#### **3 MINUTES**

##### **3.1 RESOLVED:**

That the minutes of the meeting held on 28 August 2018 be signed by the Chairman as a correct record of proceedings.

## 4 PLANNING APPLICATIONS

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

Application 1: (RN: 17/10613/FULL) 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 extensions to oversail the highway at 1st and 2nd floor levels, facade re-cladding, installation of new kitchen extract duct, installation of roof level mechanical plant and associated works.

Application 2: (RN: 18/00071/LBC) Erection of a two storey extension to existing retaining wall to Paddington District and Circle Line Underground Station.

A late representation was received from Enstar Capital Ltd (24.09.2018).

The presenting officer tabled the following deletion of condition 15, combining conditions 17 and 18 and an amendment to condition 19:

#### Deletion of condition 15:

~~15. You must hang all doors or gates so that they do not open over or across the road or pavement.~~

#### Combining conditions 17 and 18:

You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

- (a) A revised/ remodelled arrangement of roof level mechanical plant and equipment with the plant and surrounding plant enclosure so that it is less prominent in public views.
- (b) Plans, elevations and sections showing the noise attenuation measures specified in the Planning Compliance Review (Noise) report dated 10 May 2018 (Ref: 16879.PCR.01) (as may be amended to meet the requirements of (a).

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings prior to operation of the mechanical plant. Thereafter you must not remove the plant enclosure and noise attenuation measures unless or until all of the plant within the enclosure has been removed from the roof of the building. (C26UB)

#### Amendment to condition 19:

You must apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development:

- (a) The office entrance and signage structure.
- (b) Typical windows to the main facades.
- (c) Typical dormer window at fourth floor level.
- (d) The ground floor shop bin store door.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26CB)

**RESOLVED UNANIMOUSLY:**

Application 1:

That conditional permission be granted, subject to deletion of condition 15, combining conditions 17 and 18 and an amendment to condition 19 as set out above.

Application 2:

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

**2 16 ST PETERSBURGH PLACE, LONDON, W2 4LB**

Erection of a mews building in the rear garden of 16 St Petersburg Place fronting St Petersburg Mews basement, ground and three upper storeys. Replacement of front windows, alterations to the windows on the rear elevation, erection of rear extension at lower ground and ground floor levels, lowering of the rear garden level.

The presenting officer advised that the application description should refer to two upper storeys as opposed to three and that the loss of light should refer to 37 St Petersburg Mews and not 31.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**3 31A ENNISMORE MEWS, LONDON, SW7 1AP**

Excavation of a single storey basement extension under existing property footprint, front courtyard, rear courtyard and vaults. Provision of lightwell in front courtyard. Alterations to existing vaults (Site Includes 65 Ennismore Gardens).

The presenting officer tabled the following amendment to condition 4:

Prior to works on the proposed basement extension as highlighted in blue on drawing numbers 2198-200.3 Rev A and 2198-201.3 Rev A ~~the commencement of any demolition or construction on-site~~ the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any

other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application.

**RESOLVED UNANIMOUSLY:**

1. That conditional permission be granted, subject to an amendment to condition 4 as set out above and to two informative that officers advise the applicant of concerns raised by the Committee in respect of loss of light to a neighbouring property and that the Planning Enforcement Team undertake an inspection to ensure that works are taking place.
2. That conditional listed building consent be granted.
3. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

**4 157 EDGWARE ROAD, LONDON, W2 2HR**

Variation of Condition 2 and removal of Conditions 5 and 14 of appeal decision (APP/X5990/W/17/3190982) dated 14 May 2018 (RN: 16/11276/FULL) for the use of part basement, ground, first and second floors as a hotel (Class C1), external alterations to install louvres to the front and rear elevations and installation of mechanical plant within an enclosure on flat roof above second floor level. NAMELY, to allow the relocation of air conditioning equipment from roof level above second floor level to within the envelope of the existing building with louvres inserted into the Edgware Road elevation, relocate the hotel entrance along the Edgware Road elevation, omit the requirement to submit details of the design of a roof level plant screen which is to be omitted, and remove Condition 14 relating to the cafe area which is to be omitted.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**5 LAND ADJACENT TO 120 SALTRAM CRESCENT, LONDON**

Removal of side projection of 120 Saltram Crescent and the erection of a two storey single dwellinghouse (Class C3) with associated excavation and alterations.

Additional representations were received from a local resident (19.09.2018) and Burdens Environmental (undated).

Late representations were received from DS Architects (19.09.2018 and 24.09.2018).

The presenting officer tabled the following amendments:

**Amended Condition 5**

The green roof as set out in the brochure listed in the approved documents as 'Brochure Modular Green Roof – Burdens Environmental' shall be installed prior to the occupation of the house and shall not be removed thereafter.

**Remove Condition 6**

(Reserving detailed drawings of the railings to the front boundary have now been provided by the agent prior to Committee and are considered acceptable).

**Remove Condition 9**

(Reserving biodiversity matters relating to the green roof have now been provided by the agent prior to Committee and are considered acceptable).

**Remove Condition 14**

(Reserving secure cycle storage provisions have now been provided by the agent prior to Committee and are considerable acceptable).

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted, subject to an amendment to condition 5, deletion of conditions 6, 9 and 14 as set out above and an amendment to condition 11 to be re-worded appropriately by officers under delegated authority.

**6 12 UPPER ST MARTIN'S LANE, LONDON, WC2H 9FB**

Variation of condition 4 of planning permission dated 9 May 2017 (RN: 16/06996/FULL) for use of an area of the public highway measuring 2.732m x 9.576m for the placing of 11 tables, 22 chairs and barriers in connection with the existing restaurant (Dishoom); namely the use of the pavement may continue until 30 September 2019.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

The Meeting ended at 7.26 pm.

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

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