



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 21st August, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Robert Rigby (Chairman), Louise Hyams, Guthrie McKie and James Spencer

Also Present: Councillor Tim Mitchell (Item 1)

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Robert Rigby 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 Louise Hyams declared that items 1 and 2 were in her ward.

2.3 Councillor James spencer declared that item 4 was in his ward.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 24 July 2018 be approved as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 40 VILLIERS STREET, LONDON, WC2N 6NJ

Facade replacement with retention of existing structural frame, replacement of office entrance, creation of a terrace and dry storage room and installation of plant at seventh floor roof level, in connection with continued use as office (Class B1) at first to sixth floor levels and retail (Class A1) at ground floor level.

A late representation from the applicant was tabled.

Councillor Tim Mitchell addressed the meeting as a ward member.

RESOLVED UNANIMOUSLY:

Defer that consideration to allow Officers and the applicant to discuss changes that may make the application acceptable.

2 180 STRAND, LONDON, WC2R 1EA

Erection of double storey rooftop extension to both the west wing (Surrey Street facade) and the east wing (Arundel Street facade), terrace to provide office/studio floor space (Class B1), and associated external alterations.

RESOLVED UNANIMOUSLY:

That conditional permission be granted subject to the removal of proposed conditions 8 and 10.

3 ALDINE HOUSE, 33 WELBECK STREET, LONDON, W1G 8EX

Erection of single storey mansard roof extension at 5th floor level to provide additional office accommodation (Class B1) and incorporation of existing plant enclosure.

RESOLVED UNANIMOUSLY:

That conditional planning permission be granted subject to proposed condition 7 being revised to become an informative.

4 GROSVENOR LODGE, 94 GROSVENOR ROAD, LONDON, SW1V 3LF

Erection of two-bedroom residential roof top unit on top of existing residential building.

Late representations from the freeholder and local residents were tabled.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

5 89 CHARLWOOD STREET, LONDON, SW1V 4PB

Application 1: Details of a scheme for the control of noise, odours and ventilation and the colouring of the grille unit pursuant to conditions 1 and 2 of the permission granted following an appeal against an enforcement notice dated 20 June 2017 (Ref APP/X590/C/16/3159525).

Application 2: Installation of an air re-circulation system, relocation of existing air condenser units and associated external alterations to rear.

During the course of the presentation the presenting officer referred to the following amended conditions in respect of Application 2:-

8. The recirculation plant and equipment must be installed, operated and maintained in accordance with the Operational Management Plan dated 8 March 2018.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 9 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

9. All cooking and reheating equipment must be operated by electricity only.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R14AC)

10. The works allowed by this permission shall be completed in their entirety within 3 months of the date of this decision notice.

Reason:

To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and DES 5 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED UNANIMOUSLY:

Application 1: That the details be refused, as recommended.

Application 2: That conditional permission be granted subject to the amended conditions set out above.

6 14 MONTAGU STREET, LONDON, W1H 7EX

Alterations including the installation of glazed opaque balustrades in connection with the provision of a roof terrace at rear first floor level.

During the course of the presentation the presenting officer referred to revised proposed reasons for refusal for listed building consent, as set out in resolution 3 below.

RESOLVED UNANIMOUSLY:

- 1) That permission be refused, as recommended
- 2) That listed building consent be refused.
- 3) That the reasons for refusing listed building consent as set out in informative 1 of the decision notice be agreed, subject to these being amended as set out below:

'Because of the height, design, materials and location of screens, walkway and finials and because of the detailed design of rear doors the proposed works to create a roof terrace would harm the special interest of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Portman Estate Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 6, DES 9, DES 10 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and the advice set out in paragraph HB1 and HB2 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.'

The Meeting ended at 7.49 pm

CHAIRMAN: _____

DATE _____