



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 17th July, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Iain Bott (Chairman), Geoff Barraclough, Selina Short and Angela Harvey.

1 MEMBERSHIP

- 1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Iain Bott 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 Bott then made the following further declarations as they related to the specific applications on the agenda:

Item 1: That the application site is in his Ward, that he knows the applicant who is a next door neighbour and a friend, and that he will withdraw from the Committee for this item and address the Committee in his capacity as a Ward Councillor.

Item 2: That Councillor Geoff Barraclough, Councillor Selina Short and himself had undertaken a site visit on 17 July 2018.

Item 4: That the application site is in his Ward and that he will withdraw from the Committee for this item and address the Committee in his capacity as a Ward Councillor.

- 2.3 Councillor Geoff Barraclough declared that in respect of item 8, that he knew the previous landlord and was Chairman of the ACV Committee of which is no longer involved, although his wife is. Councillor Barraclough stated that he does not know the current landlord, however he does still use the premises. Councillor Barraclough stated that he would be withdrawing from the Committee during consideration of this item as he felt that it would be appropriate to do so.
- 2.4 Councillor Angela Harvey declared that in respect of item 5, the application site is in her Ward and that she will withdraw from the Committee for this item to address the Committee in her capacity as a Ward Councillor.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 3 July 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 5 DUKE'S MEWS, LONDON, W1U 3ES

Use of the building as a day nursery (Class D1).

Additional representations were received from Howard de Walden Estate Ltd (11.07.2018), the Marylebone Mums and Dads Community Group (undated), an interested party (06.07.2018) and the Marylebone Village Nursery School (undated).

Late representations were received from Legal Services (17.07.2018), the manager of Henley Village Nursery School (16.07.2018), a local resident (undated) and Lancaster Hall Hotel (13.07.2018).

Councillor Bott, who had earlier declared an interest in this item, withdrew from the Committee and addressed the Committee in his capacity as a Ward Member in support of the application. He then left the room during consideration of this application.

Councillor Harvey then assumed the role of Chairman for this item.

RESOLVED UNANIMOUSLY:

1. That it was agreed that the benefits of providing a replacement day nursery outweigh the policy presumption to protect the existing residential use.
2. That conditional permission be granted, subject to the deletion of condition 4.

2 1 WOOD'S MEWS, LONDON, W1K 7DL

Demolition of the existing building and erection of a three storey building with basement, terraces at rear first and second floor level roof for use as a single family dwelling house (Class C3); new canopy on the west elevation, and green roof.

An additional representation was received from a local resident (3 July 2018).

RESOLVED (Councillors Bott, Harvey and Short in favour and Councillor Barraclough against):

That the application be deferred for the applicant to consider a re-design of all three frontages.

3 53 CHANDOS PLACE, LONDON, WC2N 4HS

Use of the basement, ground to fourth floor of the building as a hotel (Class C1) with ancillary cafe at ground floor level. External alterations to include 5 no. new windows on the west elevation and installation of acoustic louvres and photovoltaics at roof level. Alterations to windows on the rear elevation and provision of a louvred screen (ground to fifth floor level) fronting rear courtyard area and alterations to rear courtyard area.

RESOLVED UNANIMOUSLY:

That conditional permission be granted, subject to an additional condition to prevent guest access to the rear courtyard, except to use the bicycle parking facilities

4 BINGHAM PLACE, LONDON, W1U 5AT

Demolition of 4 Bingham Place behind retained front facade and roof; erection of replacement three storey dwelling (Class C3) with one new basement level. Additional basement excavation and rear extensions on ground to second floors at 19 Nottingham Place in connection with the existing hotel use (Class C1). (Site includes 19 Nottingham Place).

Councillor Bott, who had earlier declared an interest in this item, withdrew from the Committee and addressed the Committee in his capacity as a Ward Member to raise concerns about the impact on local residents during construction. He then left the room during consideration of this application.

Councillor Harvey then assumed the role of Chairman for this item.

RESOLVED UNANIMOUSLY:

That conditional permission be granted, subject to an informative requiring the applicant to adhere to the Code of Construction Practice.

5 52 LUPUS STREET, LONDON, SW1V 3EE

Application 1: Use of ground floor as a mixed retail/restaurant use (sui generis) with new ducting at the rear and retractable awnings to the front and side elevation.

Application 2: Display of 3no. externally illuminated fascia signs measuring 0.3m x 2.5m, 0.4m x 2.8m and 0.3 x 2.5m.

Additional representations were received from 3 local residents (30 June 2018, 7 July 2018 and 9 July 2018).

Late representations were received from the applicant (13.07.2018) and a local resident (16.07.2018).

Councillor Harvey, who had earlier declared an interest in this item, withdrew from the Committee and addressed the Committee in her capacity as a Ward Member to represent residents objecting to the application. She then left the room during consideration of this application.

RESOLVED UNANIMOUSLY:

1. That Application 1 be refused on the grounds of loss of retail, impact on local residents and their local amenity in respect of noise, vibrations and odours in respect of the proposed kitchen extract duct and the proposed awnings would harm the appearance of the building and fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area.
2. That conditional advertisement consent be granted.

6 3 ABBEY ROAD, LONDON, NW8 9AY

Variation of Condition 7 of planning permission dated 28 March 2017 (RN 16/07867/FULL) which varied Condition 1 of planning permission dated 2 July 2015 (RN: 14/11186/FULL) for the reconfiguration and expansion of facilities for music recording and production at No.3 Abbey Road comprising erection of a new recording studio to rear of No.5 Abbey Road; conversion of existing garage building facing Hill Road to form new recording studio and addition of pitched roof structure; new gate to Hill Road frontage of site; enlargement of single storey block adjacent to boundary with Abbey House and erection of extension to accommodate new transformer; erection of single storey extension to rear of Studio 2; use of lower ground floor of No.5 Abbey Road as a gift shop (Class A1) with associated alterations to form access and new landscaping to the front of No.5; installation of new mechanical plant equipment; new landscaping; and internal alterations, including to Studios 2 and 3; NAMELY, to extend the opening hours of the retail shop at No.5 Abbey Road from between 09.30 and 19.00 Monday to Saturday and between 10.00 and 18.00 on Sundays to between 09.00 and 20.00 Monday to Saturday and between 10.00 and 18.00 on Sundays.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

7 9 ALBION CLOSE, LONDON, W2 2AT

Erection of mansard roof extension with an enclosed terrace.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

8 55 SHIRLAND ROAD, LONDON, W9 2JD

Use of the public highway measuring 9.1m x 1.9m outside public house for the placing of 4 tables and 14 chairs.

Additional representation was received from Councillor Melvyn Caplan (10.07.2018), the Highways Planning Officer (09.07.2018) and a local resident (undated).

Councillor Barraclough, who had earlier declared an interest in respect of this application, withdrew from the Committee and took no part in discussion during consideration of this item.

The presenting officer tabled the following additional condition:

7. Whenever the tables and chairs are placed on the highway, you must comply with the Front Area Management Statement.

RESOLVED UNANIMOUSLY:

That conditional permission be granted, subject to an additional condition 7 as set out above.

The Meeting ended at 8.46 pm.

CHAIRMAN: _____

DATE _____