



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** Committee held on **Tuesday 14th August, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Iain Bott (Chairman), Geoff Barraclough, Louise Hyams and Selina Short

1 MEMBERSHIP

- 1.1 It was noted that Councillor Louise Hyams had replaced Councillor Angela Harvey.

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 Hyams declared that items 2 and 5 were in her ward. In respect of item 2 she had discussed this with residents but not to the extent that it precluded her from taking part in this item.
- 2.3 Councillor Iain Bott declared that he had attended the site visit in respect of item 1 and that items 3 and 6 were in his ward. In respect of item 6 he would withdraw for this item and leave the room.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 17 July 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 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 one local resident (06/08/18).

A late representation from John Dyke (Savills) (7.8.18) was submitted.

RESOLVED (Councillors Bott and Short in favour of the resolution to refuse the application and Councillors Barraclough and Hyams in favour of granting the application- Councillor Bott used his casting vote, as Chairman in order to pass the resolution to refuse)

That planning permission be refused on the basis of the following ground:

'The demolition of the existing building, which makes a positive contribution to the character and appearance of the Mayfair Conservation Area, and its replacement with a new building of inappropriate design would fail to maintain or improve (preserve or enhance) the character and appearance of the Mayfair Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007'.

2 VICTORIA EMBANKMENT GARDENS, VILLIERS STREET, LONDON, WC2N 6NE

Use of part of Victoria Embankment Gardens and erection of temporary structures for a temporary cinema event for the BFI London Film Festival and a series of World Cinema premieres from 10th - 21st October 2018 (including construction and de-rigging between 27 September to 29 October 2018). Display of 3 externally illuminated fascia signs measuring 5.4m x 4m, 2m x 6m, 2m x 1.5m, and a nonilluminated hoarding sign measuring 0.5m x 1m.

An additional representation was received from the BFI London (Undated).

RESOLVED UNANIMOUSLY:

- 1) That the public and cultural benefits of the event were sufficient to outweigh the short-term harm it caused to the Grade II Registered Historic Park and to

the setting of the adjacent York Water Gate, listed memorials, listed buildings and conservation area; and

- 2) That therefore conditional planning permission and advertisement consent be granted.

3 10 WIMPOLE STREET, LONDON, W1G 9SS

Excavation of additional basement floor and extension of existing lower ground floor. Erection of replacement rear extension at ground floor level and formation of first floor terrace, and fourth floor terrace. Erection of mansard roof to the mews building. Use of basement and lower ground floor as a granny annex and ground to fourth floors as a single family dwelling (Class C3). Internal and external alterations including new lift and lift shaft.

An additional representation was received from Historic England (22/03/18).

RESOLVED UNANIMOUSLY:

- 1) That conditional planning permission be granted;
- 2) That conditional listed building consent be granted; and
- 3) That the reasons for granted listed building consent as set out in Informative 1 of the draft decision letter be agreed.

4 47 - 49 RUPERT STREET, LONDON, W1D 7PJ

Demolition of existing roof structures (excluding chimneys), erection of new mansard roof and associated works in connection the use of the 5th and new 6th floors as 1 x studio; 3 x 1 bed and 1 x 2 bed residential units (providing one additional unit) (Class C3). (Retrospective application) (Site includes 51-53 Rupert Street)

RESOLVED UNANIMOUSLY:

That conditional permission be granted, subject to an informative advising that enforcement action would be taken in the event of the property being used for short term lets.

5 WESTMINSTER FIRE STATION, 4 GREYCOAT PLACE, LONDON, SW1P 1SB

Variation of Condition 23 and 31 of planning permission dated 25 May 2017 (RN: 16/05216) for use of the Fire Station (ground floor) as Class A3 and four upper floors as Class C3 use (6 flats) with associated internal and external alterations. Demolition of the existing rear buildings and replacement with a five storey residential building to provide 11 flats with balconies, excavation of one storey basement under the entire footprint of the site to accommodate A3 use and residential use. Installation of photovoltaic panels to roof level of rear building. Rebuilding of the existing rear tower with installation of plant on top. NAMELY, to revise the opening time of the restaurant (classA3) and the operating time of the associated plant/machinery to

07:30 Monday to Friday, 08:00 on Saturday and 09:00 Sundays and Bank Holidays (instead of 10:00).

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted, subject to the completion of a Deed of Variation to the S106 legal agreement dated 25 May 2017 (RN:16/05216/FULL) to secure:
 - i. A replacement social and community facility with a minimum 256m2 floorspace (gross external area) to be provided elsewhere in the City.
 - ii. A payment of £500,000 to be held in escrow until the applicant has provided a suitable replacement social and community facility within a period of four years from the date of the planning permission.
 - iii. The applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan including a Construction Access Plan for Artillery Mansions prior to commencement of development to ensure access is not affected and provide a financial contribution of £52,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
 - iv. Life-time car club membership (25 years) for residents of the development;
 - v. Highway works surrounding the site required for the development to occur.
 - vi. Setting up a community liaison group.
 - vii. Costs of monitoring the S106 agreement.
 - viii. An additional condition requiring that no deliveries take place prior to 7.30am.

- 2) That if the S106 legal agreement had not been completed within three months of the date of this resolution then:
 - a) The Director of Planning shall consider whether it would be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning was authorised to determine and issue the decision under Delegated Powers; however, if not;

 - b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals were unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning was authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

6 REGIS HOUSE, 47 BEAUMONT STREET, LONDON, W1G 6DL

Details pursuant to Condition 22 of planning permission dated 17 April 2018 (RN: 17/07261/FULL), namely the submission of an Operational Management Plan.

Councillor Bott withdrew for this item and left the room. Councillor Hyams was elected Chairman for this item.

RESOLVED UNANIMOUSLY:

That the details be approved, subject to an informative advising that the Facilities Manager's telephone number be included on the company's website, displayed in the reception and on a letter sent to all neighbouring properties and local residents associations.

7 12 BURDETT MEWS, LONDON, W2 5RQ

Erection of rear dormer at first floor level.

Late representations from Mary Turner and Frederica Cooney were submitted.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

8 THE EAGLE, 15 CLIFTON ROAD, LONDON, W9 1SY

Use of an area of the public highway measuring 11.35m x 2.29m for placing of four tables and 16 chairs, planters and a menu lectern in association with the public house.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

The Meeting ended at 7.53 pm

CHAIRMAN: _____

DATE _____