



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 23rd October, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

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

**Also Present:** Councillor Tim Mitchell (for item 7 only).

#### **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 also declared that in respect of item 6, that he was a friend of someone who had made a representation and who had subsequently withdrawn their objection.

#### **3 MINUTES**

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

That the minutes of the meeting held on 9 October 2018 be signed by the Chairman as a correct record of proceedings.

#### **4 PLANNING APPLICATIONS**

##### **1 1 WOODSTOCK STREET, LONDON, W1C 2AB**

Continued use of the basement and ground floor as a restaurant (Class A3).

#### **RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

##### **2 CASTLE BUILDINGS, CASTLE LANE, LONDON, SW1E 6DR**

Dual/alternative use of the Mews Building, 2-4 Castle Lane for office and training purposes (flexible Class B1 /Class D1 use) for a temporary period of 12 months.

A late representation was received from the applicant, Bounce Back Foundation (17.10.2018).

The presenting officer tabled the following amendment to condition 5:

#### Condition 5 (revised wording)

You must provide the cycle parking area shown on the approved drawing number 068 prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

#### **RESOLVED UNANIMOUSLY:**

That conditional permission be granted, subject to an amended condition 5 as set out above and an additional condition restricting the hours of use from 08:30 to 18:30 Monday to Friday and from 09:00 to 17:00 on Saturday.

##### **3 10 RYDER'S TERRACE, LONDON, NW8 0EE**

Erection of new pitched roof with rooflights at main roof level and replacement of lantern light with two rooflights in roof of rear ground floor extension.

#### **RESOLVED (Councillors Iain Bott, Angela Harvey and Selina Short in favour and Councillor Geoff Barraclough against):**

That conditional permission be granted.

##### **4 48 PRINCES GARDENS, LONDON, SW7 2PE**

Variation of condition 9 of planning permission dated 18 October 2007 (RN 07/04116/FULL) for alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level; Namely, to provide six car parking spaces

within the garages instead of eight and reprovide two spaces for residents on Princes Gardens.

A late representation was received from a local resident (17.10.2018).

The presenting officer tabled the following amended condition 14:

Condition 14 (revised wording)

Within one month of the date of this decision, you must apply to us for approval of details of cycle parking for this development. The submitted information should take into account the cycle parking that needs to be relocated as a result of the communal boiler installation. You must carry out the development in accordance with the approved details and within two months of the date of this decision. Thereafter the cycle parking must be retained as approved.

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

1. That conditional permission be granted, subject to an amended condition 14 as set out above and to a Section 106 legal agreement to secure:
  - i) Two car parking spaces on Princes Gardens for residents of 46-48 Princes Gardens;
  - ii) Monitoring costs.
2. That if the Section 106 legal agreement has not been completed within six weeks of the date of this resolution, then:
  - a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is 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 are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

**5 48 PRINCES GARDENS, LONDON, SW7 2PE**

Retention of flues and installation of ventilation grilles to garage doors fronting Princes Gate Mews in association with installation of internal gas fired water heater.

A late representation was received from a local resident (17.10.2018).

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

That conditional permission be granted, subject to an additional condition requiring the approval of the design of the ventilation grilles.

**6 69 CAMBRIDGE STREET, LONDON, SW1V 4PS**

Erection of lower ground and ground floor rear extension and associated alterations including rear ground floor terrace and modifications to front lightwell fenestration.

A late representation was received from a local resident (17.10.2018).

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**7 2 BARTON STREET, LONDON, SW1P 3NG**

Application 1: Demolition and rebuilding of ground floor extension and excavation of a new basement level beneath the rear extension. Widening of existing front dormer window and associated works.

Application 2. Underpinning of the garden boundary wall to No. 1 Barton Street; removal of the trellis screen on the garden boundary wall and infilling with new brickwork to match existing.

Application 3: Removal and replacement of soldier course and creasing tiles for a 2.398m length of the top of the rear garden boundary wall and addition of 0.55m to the wall between Nos. 2 and 3 Barton Street.

Councillor Tim Mitchell addressed the Committee in his capacity as a Ward Councillor to raise some concerns about the application.

**RESOLVED UNANIMOUSLY:**

1. a) Application 1:

That planning permission be refused on the grounds of unacceptable sense of enclosure for neighbouring properties and that the reasons for refusal be delegated to officers, subject to the agreement of the Chairman.

b) Application 2:

That conditional listed building consent be granted, subject to an informative advising the applicant that the consent cannot be implemented without planning permission.

c) Application 3:

That conditional listed building consent be granted, subject to an informative advising the applicant that the consent cannot be implemented without planning permission.

2. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letters for applications 2 and 3 above be agreed.

The Meeting ended at 7.40 pm.

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

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