



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 26th February, 2019**, Room 18.01 - 03, 18th Floor, Westminster City Hall, 64 Victoria Street, London SW1E 6QP.

**Members Present:** Councillors Robert Rigby (Chairman), James Spencer, Tony Devenish and Geoff Barraclough

**Also Present:** Councillors

**Apologies for Absence:**

#### 1 MEMBERSHIP

- 1.1 Councillor Devenish substituted for Councillor Hyams and Councillor Barraclough for Councillor Mckie.

#### 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 There were no declarations.

#### 3 MINUTES

- 3.1 **RESOLVED:**

That the minutes of the meeting held on 29 January 2019 be signed by the Chairman as a correct record of proceedings.

#### **4 PLANNING APPLICATIONS**

The Chairman explained that any deputations received, should relate to material planning issues. He advised that the time allocated for each deputation was a total of 3 minutes and after all speakers had finished speaking and officers had responded to any new issues raised, Members would debate the Application before a vote was taken.

##### **1 21 PALMER STREET, LONDON, SW1H 0AD**

Alterations to existing eighth floor and extension to create new tenth floor to provide additional office accommodation.

Mr Kaivin Wong addressed the Sub-Committee and spoke in support of the Application

Mrs Agapi Fylaktou addressed the Sub-Committee and spoke in objection of the Application

**RESOLVED:** That conditional permission be granted

(To refuse permission: Councillor Geoff Barraclough)

(To grant permission as recommended: Councillors Robert Rigby, Tony Devenish, and James Spencer)

##### **2 78 ST JAMES'S STREET, LONDON, SW1A 1JB**

Replacement and extension at fifth floor level and addition of a new sixth floor for office (Class B1) purposes.

The Presenting Officer tabled the following amended conditions and informative:

10. You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the building.

Reason

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007.

11. The extension hereby approved shall achieve at least a 'very good' rating under the BREEAM non-domestic refurbishment standards, or equivalent under any other nationally recognised sustainability assessment scheme.

Reason

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016).

Letter received from Howes Percival LLP on 25 February 2019

**RESOLVED:** That conditional permission and listed building consent be refused on grounds of bulk, height, detailed design (fenestration) of roof extension and adverse impact upon the conservation area and setting of listed buildings, with reasons settled under officers' delegated powers

(To refuse permission: Councillors Robert Rigby, Geoff Barraclough and James Spencer)

(To grant permission as recommended: Councillor Tony Devenish)

### **3 49 MADDOX STREET, LONDON, W1S 2PQ**

Variation of Conditions 3, 4, 5, 7, 8 and 9 of planning permission dated 8 April 2013 (RN: 13/01588) for the continued use of ground floor for cafe/restaurant purposes (Class A3) and installation of new ventilation duct at rear; NAMELY to (i) increase the hours of use of the restaurant premises to allow for opening from 07:00am to 23.30 Monday to Thursday, 07:00 to midnight Friday to Saturday and between 10:00 and 22:30 on Sundays (including Bank Holidays); (ii) To increase the plant/machinery operating times to 08:00 to 23.30 Monday to Saturday and 10:00 and 22:00 on Sundays (including Bank Holidays); (iii) To increase the capacity of the restaurant from 34 covers to 45 covers; (iv) To allow a small ancillary customer bar area to be used exclusively to serve restaurant customers only; (v) to change the layout of the ground floor and (vi) to update refuse plan numbers.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

The Meeting ended at Time Not Specified

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

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