



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 26th March, 2019**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Robert Rigby, Geoff Barraclough, Angela Harvey and Selina Short

#### 1 ELECTION OF CHAIR

1.1 Councillor Rigby was nominated and elected to chair the meeting.

#### 2 MEMBERSHIP

2.1 It was noted that Councillor Rigby substituted for Councillor Melvyn Caplan

2.2 There were no further changes to the Membership

2.3 Councillor Geoff Barraclough arrived at 6.40pm

#### 3 DECLARATIONS OF INTEREST

3.1 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.

3.2 Councillor Rigby declared an interest in respect to Item 1 and advised that he previously sat on a Planning Application Sub-Committee in 2016 which had determined an application for the site.

3.3 Councillor Selina Short declared an interest in respect to Item 2 and advised that she had attended a social event which the Applicant may have been present.

#### **4 MINUTES**

4.1 That the minutes of the meeting held on 19 February 2019 be signed by the Chairman as a correct record of proceedings subject to an inclusion being added that the Sub-Committee raised concerns that the Applicant's details in respect to Item 2 Strathmore Court, 143 Park Road, London, NW8 7HY, was not listed in the Committee Report and were therefore uncertain whether they needed to make a declaration of interest. The Sub-Committee had requested that all future reports include the Applicants details.

#### **5 PLANNING APPLICATIONS**

##### **1 20 CARLTON HOUSE TERRACE, LONDON SW1Y 5AN**

Demolition of existing mansard roof and roof level plant and construction of a two storey vertical roof addition with extensions at rear fourth, fifth and sixth floor levels for additional office (Class B1) floorspace. Alterations to the existing building including new windows and entrance, new terraces on seventh and eighth floor levels, new plant enclosure at ninth floor level and cycle parking at basement level three.

The Presenting Officer tabled the following amended Conditions.

Amended Conditions

##### **Condition 12**

You must provide the office cycle storage space shown on the approved drawing; CHT-SRA-XX-B2-DR-A-20-098 Rev. 1 prior to occupation **of the new office floorspace**. Thereafter the cycle spaces within the storage area must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

##### **Condition 13**

You must apply to us for approval of details of how waste **for the new office floorspace** 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 offices.

#### **RESOLVED UNANIMOUSLY:**

That conditional permission, as amended, be granted.

## **2 34 ALDRIDGE ROAD VILLAS, LONDON, W11 1BW**

Erection of single storey rear extension at lower ground floor level and alterations to fenestration at rear ground floor level.

The Presenting Officer tabled an additional Informative (s)

### **Additional Informative**

You are advised that the outward opening doors that have been installed at rear ground floor level (which differ from the inward opening doors forming part of this application) are likely to require railings or an alternative means of enclosure to meet the requirements of Building Regulations. If these are located externally beyond the existing rear elevation of the building they will require further planning permission. Railings or an alternative means of enclosure that form an external balcony or terrace outside the French doors are unlikely to be acceptable as this would lead to an increase in overlooking to neighbouring windows and gardens.

### **RESOLVED UNANIMOUSLY:**

That conditional permission be refused on grounds of sense of enclosure to no 36 and design and the reasons for refusal to be agreed under the Director's delegated powers.

## **5 PART B (CONFIDENTIAL)**

The Chair moved and it was

### **RESOLVED:**

That under Section 100 (A) (4) and Part 1 of Schedule 12A to the Local Government Act 1972 (as amended), the public and press be excluded from the meeting for the following item of business because it relates to a claim to legal professional privilege which could be maintained in legal proceedings and it is considered that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

## **3 OPEN SPACE AT REAR OF 115-137 SUTHERLAND AVENUE, LONDON, W9 2QJ**

1. 18/07435/TPO 1 x silver birch (T4) and 1 x London plane (T9): fell

2. 18/09950/TPO 1 x cherry (T1) and 1 x sycamore (T3): fell

The Senior Arboricultural Officer tabled an amendment to the Addendum Committee report which provided an update of the potential value of a compensation claim against the Council.

**UNANIMOUSLY RESOLVED:**

Application 1: That consent for the removal of two trees be refused on the basis that it would have a detrimental impact on amenity and would have an adverse impact on the Maida Vale Conservation Area. The Sub-Committee noted by constructing the conservatory with inadequate foundations, the owner had failed to mitigate against the damage at the time of construction.

The reasons for refusal to be agreed with legal officer and be agreed under the Director's delegated powers.

Application 2: That consent for the removal of two trees be refused.

**4 25 ACACIA ROAD, LONDON, NW8 6AN**

Lime (T10) - Fell and Treat

A copy of the Engineering Appraisal Report from Sedgwick International UK (28.02.2019) was circulated as a late representation.

**UNANIMOUSLY RESOLVED:**

That consent to fell the lime tree (T10) be given.

The Meeting ended at 8.12 pm

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

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