



CITY OF WESTMINSTER

MINUTES

Planning (Major Applications) Sub-Committee

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning (Major Applications) Sub-Committee** held on **Wednesday 20th October, 2021**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Robert Rigby (Chairman), Mark Shearer, David Boothroyd, Geoff Barraclough, Jim Glen and Louise Hyams

1 MEMBERSHIP

- 1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Robert Rigby explained that a week before the meeting, all six Members of the Sub-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 Sub-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 Sub-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 David Boothroyd declared that he was Head of Research and Psephology for Thorncliffe, whose clients are companies applying for planning permission from various local authorities. He was precluded from working on any scheme in Westminster under the company's code of conduct.

Councillor Boothroyd declared an interest in respect of Item 1 and advised that Councillor Pancho Lewis had made representation and was a friend. He further declared that Planning consultants JLL also acted for some Thorncliffe clients.

Councillor Boothroyd declared an interest in respect of Item 2 and advised that Thorncliffe were to provide CPD training to the Planning Consultants HGH.

- 2.3 Councillor Geoff Barraclough declared an interest in respect of Item 1, he sat on the planning committee which heard the original application.

3 MINUTES

- 3.1 That the minutes of the meeting held on 28 September 2021 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 WEST END HOUSE 91-92 DEAN STREET LONDON W1D 3SY

Demolition and redevelopment of 91-92 Dean Street, Diadem Court and 10-13 Great Chapel Street, behind retained façade at 91-92 Dean Street and behind retained façade of ground and lower ground floors of Diadem Court and erection of a building of basement, ground and part three and four upper storeys with rooftop plant and roof terrace, for use as hostel visitor accommodation (sui generis) of between 725 and 775 bedspaces, and use of part of the ground basement of 14-15 Carlisle Street for healthcare clinic use with ancillary café at 92 Dean Street.

Late Representations were received from a resident (17.10.21), Councillor Lewis Pancho (20.10.21), Jones Lang LaSalle Limited (15.10.21), Metropolitan Police (Unknown) and The Soho Society (18.10.21).

The Planning officer tabled the following additional Conditions and amendments as well as an Informative.

PLANNING (MAJOR APPLICATIONS) SUB-COMMITTEE - 20.10.21

Item 1

In the verbal presentation tonight, officers will refer to the requirement for amendments to condition 27 and additional conditions (32 - 34) to this case:

Amended Condition 27:

You must provide the accessible guest accommodation as set out on page 56 of the Design and Access Statement dated 18.06.21

Condition 32

You must apply to us for approval of details of a post construction stage report which demonstrates that your development meets an "Excellent" rating under BREEAM UK New Construction 2018. This report shall be submitted to us within 6 months of the occupation of the building. If you use another method, you must achieve an equally high standard.

Reason: To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

Condition 33

You must apply to us for approval of details of the window display at ground floor level on the Diadem Court/Great Chapel Street corner street building. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

Condition 34

You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the roof level planting/landscaping including, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan. (C43GA)

Reason: To reduce the effect the development has on the biodiversity of the environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43AC)

Additional informative:

Informative 14

You are advised to incorporate the measures set out in the letter from the Metropolitan Police dated 15th October 2021

Blythe Dunk addressed the Sub-Committee in support of the application.

Fredrick Korallus addressed the Sub-Committee in support of the application.

RESOLVED: FOR Councillors Robert Rigby, Mark Shearer, David Boothroyd, Jim Glen and Louise Hyams. **AGAINST** Geoff Barraclough)

1. That conditional permission, as amended, be granted subject to the completion of a S106 legal agreement to secure:
 - i. A payment of £145,156 to support the Westminster Employment Service (index linked and payable prior to the commencement of development)
 - ii. A payment of £134,725 to the City Council's Carbon Offset Fund (index linked and payable on commencement of development);

- iii. The medical space to be fitted out (to shell and core) and ready for occupation prior to commencement of development;
 - iv. Monitoring costs.
2. If the legal agreement has not been completed within six weeks of the date of the Committee resolution, then:
- a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
 - b) The Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
3. That the Operation Management Plan Condition be revised to include a requirement for a Community Liaison Group, 24 hours Security and CCTV.
4. That the Servicing Management Plan Condition be revised to prohibit coaches, requires for the ancillary café to close at 23:00, additional landscaping to roof terrace, that no music to be audible at the boundary and for increased cycle parking be provided.

2 37 CONDUIT STREET LONDON W1S 2YF

Excavation of extension to provide a second basement level, demolition and re-build of the 6th and 7th floors and extension to form new 8th and 9th floors, erection of rear extension from ground to new 9th floor level, all to enlarge existing hotel (Class C1). External alterations including alterations to the appearance of the existing facades. Westbury Hotel Ltd Page.

An Additional Representation was received from The New West End Company (14.10.21).

Late Representations were received from Councillor Jonathan Glanz (19.10.21) and HGH Consulting (Unknown).

Steve Norris addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY

That Conditional Permission be refused

Reasons for Refusal

Adverse impact on the appearance of the building, the character and appearance of the Mayfair conservation area and the setting of neighbouring listed buildings

The Meeting ended at 8.20 pm

CHAIRMAN: _____

DATE _____