



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 **Tuesday 8th March, 2022**, 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

Also Present: Councillors Matthew Green, Heather Acton, Melvyn Caplan, Lorraine Dean and (remotely) Susie Burbridge.

Apologies for Absence: None

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Shearer declared that in respect of Item 2, the Application site was in his ward (St James's) but had not been briefed on the application which was discussed in this Committee.

2.2 Councillor Hyams declared that in respect of Item 2, the Application site was in her ward (St James's) but had not been briefed on the application which was discussed in this Committee.

2.3 Councillor Glen declared that in respect of item 4, he was a member of the Planning Sub-Committee that granted the original Application in March 2020.

2.4 Councillor Boothroyd declared that he was the Head of Research and Psephology for Thorncliffe, whose clients are companies applying for planning permission from various local authorities. He noted that he was precluded from working on any scheme in Westminster under the company's code of conduct. Councillor Boothroyd declared that in respect of Item 1, Sheldon Square Residents Association engaged Thorncliffe to help them respond to item 1, so I will withdraw from that item. Councillor Boothroyd explained that

DP9 are planning consultants for some Thorncliffe clients, and also act for some applicants. It was noted that he did not deal directly with clients or other members of project teams, and planning consultants were not themselves clients.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 18 January 2022 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 TRAVIS AND PERKINS BUILDING 149 HARROW ROAD LONDON W2 6NA

Demolition of existing Travis Perkins building(s) on the Site at 149 Harrow Road, erection of a new building (plus basement) comprising re-provision of builder's merchant (Sui Generis) and student accommodation (Sui Generis), ancillary community space (Sui Generis) and student amenity terraces above, together with public realm works to Harrow Road and the creation of a canal side path with landscaping. Provision of cycle parking and car parking for the builder's merchant. Relocation of bus shelter on Harrow Road. Works associated with the creation of new public walkway under Bishops Bridge Road bridge. Installation of plant equipment photo voltaic panels and other associated works. [The development is accompanied by an Environmental Impact Assessment].

Additional representations were received from:

Mr Mark Brown - Email (18/02/2021)
Mr Bruce Blair – Letter 08/03/2021)
Mr Mark Brown - Email (24/03/2021)
Mr Bruce Blair – Letter (06/04/2021)
Mr Bruce Blair – email (24/04/2021)
Mr Mark Brown – Email (26/04/2021)
Mr Bruce Blair – Email (08/05/2021)
Mr Mark Brown – Email (10/05/2021)
Mr Bruce Blair – Email (10/05/2021)
Mr Mark Brown – email (26/05/2021)
Mr Bruce Blair – Email (01/06/2021)
Mr Bruce Blair – Email (07/06/2021)
Mr Mark Brown – Email (08/06/2021)
Mr Mark Brown – Email (26/11/2021)
Mr Bruce Blair – Email (30/11/2021)
Mr Mark Brown – (22/12/2021)
Mr Bruce Blair – Letter (05/01/2022)
Mr Joe McNally (29/07/2021)
Mariam Ali-Puttergill (29/07/2021)

Ms Kiko Thiel (14/09/21)
Dr Sumon Halder (30/09/2021)
Mr Vincent Yariv (27/10/2021)
Ms Cath Griffith (21/10/2021)
Mr James Robertson (21/10/2021)
Mr Richard Alford (25/10/2021)
Miss Alison Ross (25/10/2021)
Mr Peter Cross (26/10/2021)
Miss Rebecca Osborne (28/10/2021)
Mrs Nicky Hessenberg (29/11/2021)
Miss Karen Eaton (30/11/2021)
Mr Roger Lynn (30/11/2021)
Miss Jemma Japhet (01/12/2021)
Councillor Paul Dimoldenberg, Ms Judith Southern and Md Chowdhury
(03/12/2021)
Mr Harry Aitken (03/12/2021)
Mrs Tatiana von der Pahlen (03/12/2021)
Mr Nawaz Haukim (04/12/2021)
Councillor Matthew Green (05/12/2022)
Mr Ian Bates (05/12/2022)
Mr Iain Kennedy (06/12/2021)
Ms Michelle Kathryn Essomé (07/12/2021)
Mr James Cooper (25/02/2022)
Councillor Matthew Green, Councillor Melvyn Caplan and Councillor Lorraine
Dean (28/02/2022)
Ms Jan Radisic (01/03/2022)
Ms Heidi Kingstone (02/03/2022)
Miss Alex Webb (02/03/2022)
Miss Elizabeth Kynoch (03/03/2022)
Mr Jim McKinley (03/03/2022)
Ms Amelia Ali (03/03/2022)
Mr Luke Johnson (03/03/2022)
Mr John Walton (SEBRA) (03/03/2022)
Councillor Antonia Cox (04/03/2022)

Late representations were received from:

Travis Perkins and Unite Students (04/03/2022)
Ms Louise Carter (04/03/2022)
Ms Maureen Stockwell (04/03/2022)
Ms Jenny Rick-Harris (04/03/2022)
Mr Michael Will (04/03/2022)
R W Living (04/03/2022)
Mr Sebastian Nicholas Rosin (04/03/2022)
Miss Beatrice Freedman (05/03/2022)
Ms Dina Lamberton (05/03/2022)
Mr Michael McKay (05/03/2022)
Mrs Mina Bonakdar (05/03/2022)
Mr Jonathan Lass (06/03/2022)
Mr Mike Mannering (06/03/2022)
Mr Anup Karia & Mrs Shriti Karia (07/03/2022)

Mr Paul Hayes (07/03/2022)
Ms Rongchen Tang (07/03/2022)
Ms Rosalind Graham (07/03/2022)
Ms Johanna Orzechowski (07/03/2022)
Ms Kay Buxton – Paddington Partnership (07/03/2022)
Ms Ann Williams (07/03/2022)
Mr Turpin Senou (07/03/22)
Ms Alexandra Juliet Kirsta (08/03/2022)
Ms Anne Von Bennigsen 08/03/2022)
Mr John Zeiger (08/03/2022)

Mr Will White addressed the Sub-Committee in support of the application.
Mr Nick Pinney addressed the Sub-Committee in support of the application.

Mr Bruce Blair addressed the Sub-Committee in objection to the application.
Ms Usha Sarma addressed the Sub-Committee in objection to the application.
Mr John Zealley addressed the Sub-Committee in objection to the application.
Councillor Heather Acton addressed the Sub-Committee in objection to the application.
Councillor Matthew Green addressed the Sub-Committee in objection to the application.
Councillor Melvyn Caplan addressed the Sub-Committee in objection to the application.
Councillor Lorraine Dean addressed the Sub-Committee in objection to the application.
Councillor Susie Burbridge addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY

Councillor Boothroyd removed himself from voting on this application.

Subject to referral to the Mayor of London, that permission be refused on the following grounds:

1. Highways and Servicing
2. Loss of light and increased sense of enclosure

It was also agreed that the development would be refused for a third reason, namely:

3. Negative impact on the setting of adjacent heritage assets due to its height and mass.

2 SOUTH WEST WING BUSH HOUSE STRAND LONDON WC2B 4RD

Refurbishment and reconfiguration of the existing Bush House South West Wing including an extension at roof level, rear extension; minor demolition

works associated with internal and external alterations to provide class E at ground floor and dual alternative use for either Class E (office) or Class F1 (educational) at basement, part ground floor and first to tenth floor, outdoor terraces, hard and soft landscaping and associated works.

Late representations were received from:

Blythe Dunk (08/03/2022)

Hannah Willcock (08/03/2022)

RESOLVED UNANIMOUSLY

1. Grant conditional permission, subject to a s106 legal agreement to secure the following:

- a) A financial contribution of £281,580 (index linked) towards the City Council's Carbon Off Set fund (payable prior to the commencement of the development);
- b) Monitoring and reporting on the actual operational energy performance of the building, including as built and in-use stage data;
- c) In the event the office use is implemented, a financial contribution of £132,000 (index linked) towards initiatives that provide local employment, training opportunities and skills development and supporting the Westminster Employment Service (payable prior to the commencement of the development);
- d) Measures to protect the trees adjacent to the site during the works; and e) The costs of monitoring the S106 agreement.

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.

1. Amend draft condition 11 to restrict the use of roof terrace to 08:00 - 20:00hrs.

3 581 - 587 HARROW ROAD LONDON W10 4RH

Demolition of the existing buildings, construction of part 4, part 5 and part 6 storey building to create ground floor commercial space and twenty five, 1-bedroom flats with private balconies, bicycle storage, refuse storage and communal roof terrace.

Late representations were received from:

Councillor Dimoldenberg 06.03.2022

Councillor McAllister 07.03.2022

Parish of St John the Evangelist at Kensal Green 07.03.2022

WCC Affordable Housing Manager 07.03.2022

WCC Tree Memo 07.03.2022

WCC Officer Memo 08.03.2022

RESOLVED

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

1. Grant conditional permission, subject to the completion of a S106 legal agreement to secure:-

- a) Provision of 25, one bedroom intermediate homes for rent, let at London Living Rents, with tenancies for a maximum period of five years.
- b) A financial contribution of £7,500.00 towards the Westminster Employment Service (index linked and payable on commencement of development.
- c) A financial contribution of £27,520 towards Carbon Offset Fund (index linked and payable on commencement of development).
- d) All highway works immediately surrounding the site required for the development to occur prior to occupation of the development, including reinstatement of the existing vehicle crossovers (Harrow Road and St John's Terrace) as footway and creation of on-street parking bays and electric vehicle charging point (subject to detail design and the approval of the Highway Authority). Threshold level checks prior to commencement of development. All of the above to the Council's specification, at full cost (administrative, legal, and physical) of the developer.
- e) Lifetime Car Club Membership for Residential Occupiers from first occupation of the development. (Car Club operator must be a CarPlus member).
- f) Monitoring costs

2.If the s106 agreement has not been completed within 3 months from the date of the Committee's 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 an appropriate timescale, and that the proposals are unacceptable in the absence of 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. An informative requesting that terraces be kept free from clutter.

4 70 - 73 PICCADILLY LONDON W1J 8HP

Variation of Conditions 1, 11 and 15 of planning permission dated 4 March 2020 (RN: 18/10021/FULL) for, 'Part demolition of, and extensions to, the existing buildings, including a 2 storey roof extension; the refurbishment of the existing and creation of new office (Class B), hotel (Class C1), retail (Class A1 - A5) and Leisure and non-residential institutions (Class D1 - D2) floorspace with ancillary functions; basement refurbishment works; the erection of a 5 storey pavilion on the corner of Piccadilly and Dover Street; Installation of plant at roof level; hard and soft landscaping works as part of an improved public realm offering at Dover Yard and pedestrian route between Dover Street and Berkeley Street, including the creation of additional retail outlets; and other ancillary works. (Site includes 1 - 7 Berkeley Street)'; Namely: to amend approved drawings to deliver a contractable canopy to the east side of Dover Yard, addition of a canopy to the hotel entrance at Berkeley Street, expansion of the green wall to Berkeley Street and Dover Yard, revised landscaping scheme for Dover Yard, introduction of a small retail kiosk at Dover Yard Passage, amendments to lift overrun and plant screen, and minor façade amendments to the Annex Building (all amendments to drawings approved under Condition 1); to support the allowance of a car retail showroom use (Sui Generis) within the commercial units (amendments to Condition 11); and, to allow the placement of furniture in Dover Yard to be subject to a Management Plan (amendments to Condition 15). Application made under S73 of the Act.

Late representations were received from:
Councillor Timothy Barnes (07/03/2022)

Mr Matt Mason addressed the Sub-Committee in support of the application.
Mr Neil Rowe addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY

1. Grant conditional permission, subject to a deed of variation to the original s106 legal agreement dated 4 March 2020 (under application RN: 18/10021/FULL), which secured the following:

- i. A financial contribution towards employment, training and skills of £88,188 (index linked); payable on commencement of development;
- ii. A servicing management plan;

- iii. A walkways agreement;
- iv. Stopping up the highway.
- v. The costs of monitoring the S106 legal agreement

2. If the legal agreement has not been completed within 3 months from the date of the Committee's 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 an appropriate timescale, and that the proposals are unacceptable in the absence of 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. An informative requesting the use of electric servicing vehicles.

The Meeting ended at 9.40 pm

CHAIRMAN: _____

DATE _____