



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 22nd March, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Robert Rigby (Chairman), Mark Shearer and Nafsika Butler-Thalassis.

Also Present: Councillor Selina Short addressed the Sub-Committee on Item 2 in her capacity as Ward Councillor. Councillor Elizabeth Hitchcock addressed the Sub-Committee on Item 6 in her capacity as Ward Councillor.

Apologies for Absence: Councillor Susie Burbridge.

1 MEMBERSHIP

- 1.1 It was noted that Councillor Nafsika Butler-Thalassis had replaced Councillor Tim Roca.
- 1.2 The Chairman noted his thanks to Councillor Susie Burbridge for her dedication and contribution to the Planning Committees she has provided over the last 20 years.

2 DECLARATIONS OF INTEREST

- 2.1 Councillors Rigby and Shearer declared that in respect of Item 1 they sat on the Committee when the original application was discussed in November 2021.
- 2.2 Councillors Rigby and Shearer declared that in respect of Item 6 they sat on the Committee when the original application was discussed in June 2021.
- 2.3 Councillor Shearer declared that in respect of Item 3, the application is within his Ward but had received no presentation on the Item.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 25 January 2022 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 34 GROSVENOR SQUARE, W1K 2HD

Variation of conditions 3 and 4 of permission dated 24/11/2020 for 'Alterations in connection with the construction of platform within lightwells fronting South Audley Street to provide space for tables and chairs for use in association with restaurant (Class A3)'. Namely to enable the platform to be used for dining until 16 May 2023 (condition 3) and requiring the removal of the platform and the reinstatement of railings and plinth by 16 June 2023 (condition 4) (Application under Section 73 of the Act).

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted for a temporary period of 1 year.
- 2) That an Informative be included where the following is passed to the Planning Enforcement Team to investigate: the recent works carried out, the addition of '34' above the entrance and advertisement consent, and or planning permission for the new awnings.

2 WESTMINSTER SCHOOL PLAYING FIELDS, VINCENT SQUARE, SW1P 2PW

Installation of drainage scheme and replacement irrigation equipment including water storage tank and pump house to school playing fields.

Late representations were received from a local resident (18/03/2022), the Applicant (18/03/2022) and Ward Councillors (21/03/2022).

The Applicant addressed the Sub-Committee in support of the application.

A Ward Councillor addressed the Sub-Committee and emphasised the concerns of residents, especially those on Maunsel Street, regarding construction traffic.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted.

- 2) That an Informative be added to the decision letter to advise the Applicant that in submitting the Code of Construction Practice not to use Maunsel Street for construction traffic, and:
 - a. Ensure that this is passed onto Environmental Services colleagues who deal with Code of Construction Practice and traffic routes;
 - b. Ensure that Ward Councillors are consulted; and
 - c. When the approval of the Code of Construction Practice is submitted to discharge Condition 3, to consult with Cllr Short.
- 3) That an Informative be added regarding ensuring the applicant continues to engage with local residents during construction.
- 4) That an additional Informative be added to encourage the school to consider greater public access to their playing fields when they are not being used by the school.

3 6 CATHERINE STREET, WC2B 5JY

Use of basement and ground floor as flexible arts centre and installation of extract ducts to ground floor rear roof.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted.
- 2) That Condition 10 be amended to include the following hours of opening: 0900-23.00 Monday - Wednesday, and Sundays and 0900 to midnight on Thursday, Friday and Saturday.

4 43 SPRINGFIELD ROAD, NW8 0QJ

Demolition of the existing dwelling house and erection of a replacement dwelling house (Class C3) comprising basement, ground, first and second floor levels; installation of plant at basement level, new landscaping to front and rear gardens; and associated works.

An additional representation was received from the Applicant (16/03/2022).

A late representation was received from a local resident (22/03/2022).

The Presenting Officer tabled the following minor amendments to the Officers Report.

ITEM 4 – 43 SPRINGFIELD ROAD, LONDON, NW8 0QJ

Minor Amendments to Officers Report

1. ADD the following to the end of section 6.2 'Recent Relevant History' on page 79:

"10 January 2018 - Confirmation that the planning permission dated 16 December 2014 (RN: 14/07083/FULL) for 'Demolition of existing dwellinghouse and erection of replacement dwellinghouse (Class C3) comprising basement, lower ground, ground and two upper floors, replacement of front boundary wall, underpinning to side boundary walls, provision of mechanical plant at roof level and new landscaping to front and rear gardens' was implemented by the carrying out of material operations prior to its expiry and that the continued development of the site in accordance with the planning permission is lawful (17/10886/CLOPUD)"

REASON FOR AMENDMENT

This lawful development certificate was omitted in error from the planning history of this site. It confirms that the 2014 permission has been implemented and that the applicant could continue to build the development thereby permitted without further permission from the City Council.

2. DELETE condition 12 on page 97 and REPLACE with the following condition:

"12. You must apply to us for approval of detailed drawings showing the design and location of bird and bat boxes on the application site.

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 drawings.

Reason:

To protect and increase the biodiversity of the environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021)."

REASON FOR AMENDMENT

In its present form, condition 12 duplicates condition 10. It is recommended that this condition is deleted and replaced with the above condition to further enhance the biodiversity of the application site.

3. AMEND condition 29 (additional text in **bold**) on page 103 to state the following:

*29. "You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. **The detailed drawings shall also include Sustainable Drainage Systems (SuDS) incorporated into the hard and soft landscaping scheme.** You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the landscaping and planting within 1 year of completing the development (or within any other time limit we agree to in writing). If you remove any trees that are part of the planting scheme that we approve, or find*

that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021)."

REASON FOR AMENDMENT

To ensure that the SuDS recommended in the Flood Risk Assessment that accompanied the application are incorporated into the landscaping for the site to minimise water run-off.

The Applicant addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted.
- 2) That the additional Conditions as tabled are granted.
- 3) That there be an additional Condition 30 regarding the submission of a report regarding the possible re-use of any of the materials of the existing building.
- 4) That Officers will check the consultation process with the objector as requested by the Committee.

5 HYDE PARK TOWERS, 1 PORCHESTER TERRACE, W2 3TU

Erection of two penthouse roof extensions and railings on the rear parts of the building (Block A and B) to provide two residential units (Class C3) with basement car and bicycle parking; and proposed internal heat pumps with service outlets at roof level

An additional representation was received from SEBRA (11/03/2022).

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted.
- 2) That an additional Condition be included regarding the rooflight as the Committee noted that the drawings on Block B do not tally in respect to the position of the rooflight.
- 3) That an Informative be added regarding EV charging points for the basement carpark.

6 13-17 MONTPELIER STREET, SW7 1HQ

Applications 1 and 2 (21/06227/ADLBC and 21/06228/ADLBC): Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of listed building consents dated 20 July 2021

Application 3 21/06229/ADLBC): Detailed drawings of the new shopfronts pursuant to condition 9 of listed building consent dated 20th July 2021

Application 4 and 5 (21/07149/ADLBC and 21/07150/ADLBC): Detailed method statement for the removal of the paint on the external facade and sample area demonstrating the intended method of removal pursuant to condition 8 of listed building consents dated 20 July 2021

Additional representations were received from a local resident (10/03/2022), Savills (15/03/2022), Walsingham Planning (17/03/2022).

Late representations were received from Walsingham Planning (17/03/2022), two local residents (17/03/2022), twenty-one local residents (18/03/2022), four local residents (19/03/2022), sixteen local residents (20/03/2022), thirty-two local residents (21/03/2022), two local residents (22/03/2022) and Walsingham Planning (22/03/2022).

A heritage consultant addressed the Sub-Committee in support of the application.

A local resident addressed the Sub-Committee in objection to the application.

An Amenity Society addressed the Sub-Committee in objection to the application.

A Neighbourhood Forum addressed the Sub-Committee in objection to the application.

A Ward Councillor addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

- 1) That the Committee agreed to defer making a decision on the applications on the basis that as the works had already started and there was a high level of local community objections, it would be beneficial for the Committee to visit the site to view the works and obtain a greater sense and understanding of what is happening on the ground.
- 2) That Officers will review the drawings listed on the Council's website in respect of the external doors on Applications 1 and 2.

The Meeting ended at 20:38.

CHAIRMAN: _____

DATE _____