



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** held on **Tuesday 26th July, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Paul Fisher (Chair), Ryan Jude, Ellie Ormsby and Barbara Arzymanow.

#### 1 APPOINTMENT OF CHAIR

1.1 Nominations for the post of Chair were invited. One nomination was received and seconded. There were no further nominations.

#### 1.2 RESOLVED:

That Councillor Paul Fisher be appointed Chair of the Planning Applications Sub-Committee (2).

#### 2 MEMBERSHIP

2.1 It was noted that Councillor Ellie Ormsby was sitting as substitute for Councillor Md Shamsed Chowdhury.

#### 3 DECLARATIONS OF INTEREST

3.1 Councillor Paul Fisher declared that in respect of Item 1, a number of the applications to be considered fall within his ward, West End.

3.2 Councillor Paul Fisher declared that in respect of Item 3, the application to be considered falls within his ward, West End.

3.3 Councillor Barbara Arzymanow declared that in respect of Item 1, a number of the applications to be considered fall within her ward, Marylebone.

3.4 Councillor Barbara Arzymanow declared that in respect of Item 2, the application to be considered falls within her ward, Marylebone. It was wrongly

referred to in the Committee papers as being in West End Ward as the application was submitted prior to the recent boundary changes. The application is now within Marylebone Ward.

#### **4 MINUTES**

##### **4.1 RESOLVED:**

That the minutes of the meeting held on 31 May 2022 be signed by the Chair as a correct record of proceedings.

#### **5 PLANNING APPLICATIONS**

##### **1 MULTIPLE SITES: EDGWARE ROAD, BAKER STREET, WIGMORE STREET, OXFORD STREET AND GREAT TITCHFIELD STREET**

Planning permission and advertisement consent for the removal of BT kiosks and installation of a BT Street Hub, incorporating two digital 75" LCD advert screens and telephone, on the pavement in the below locations.

1. 466 - 490 Edgware Road, London, W2 1EJ
2. Edgware Road Station, London
3. 378 Edgware Road, London, W2 1EB
4. 219 Baker Street, London, NW1 6XE
5. 225 Edgware Road, London, W2 1DH
6. 105 Wigmore Street, London
7. 54 Baker Street, London, W1U 7BU
8. Edgware Road and Marylebone Flyover, London
9. 484 - 486 Oxford Street, London, W1C 1NA
10. 334-348 Oxford Street, London, W1C 1JG
11. 149-151 Oxford Street, London
12. 354-358 Oxford Street, London, W1C 1JQ
13. 386 Oxford Street, London, W1C 1JS
14. 2A Great Titchfield Street, London, W1W 8AP
15. Junction of Oxford St and John Prince's St, London, W1B 2AE

The Presenting Officer tabled the following amendments to the Draft Decision Notice on the planning permissions.

##### **ITEM 1 - MULTIPLE SITES: EDGWARE ROAD, BAKER STREET, WIGMORE STREET, OXFORD STREET AND GREAT TITCHFIELD STREET**

Remove Conditions 2,3,4,5,6,7,8,9,10 and 11 from all applications for planning permission (Applications: 1-15).

Add the following conditions to all applications for planning permission:

**Condition:** Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:

- between 08.00 and 18.00 Monday to Friday;
- between 08.00 and 13.00 on Saturday; and
- not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- between 08.00 and 18.00 Monday to Friday; and
- not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

**Reason:** To protect the environment of people in neighbouring properties as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021). (R12AD)

**RESOLVED UNANIMOUSLY:**

(a) That the Committee granted conditional permission for the following applications:

- i. Application 1: 466 - 490 Edgware Road, London, W2 1EJ
- ii. Application 2: Edgware Road Station, London
- iii. Application 3: 378 Edgware Road, London, W2 1EB
- iv. Application 4: 219 Baker Street, London, NW1 6XE
- v. Application 5: 225 Edgware Road, London, W2 1DH
- vi. Application 6: 105 Wigmore Street, London
- vii. Application 7: 54 Baker Street, London, W1U 7BU
- viii. Application 8: Edgware Road and Marylebone Flyover, London
- ix. Application 9: 484 - 486 Oxford Street, London, W1C 1NA
- x. Application 10: 334-348 Oxford Street, London, W1C 1JG
- xi. Application 11: 149-151 Oxford Street, London
- xii. Application 12: 354-358 Oxford Street, London, W1C 1JQ
- xiii. Application 13: 386 Oxford Street, London, W1C 1JS
- xiv. Application 14: 2A Great Titchfield Street, London, W1W 8AP
- xv. Application 15: Junction of Oxford St and John Prince's St, London, W1B 2AE

(b) That the Committee granted conditional advertisement consent for the following applications:

- i. Application 1: 466 - 490 Edgware Road, London, W2 1EJ
- ii. Application 2: Edgware Road Station, London
- iii. Application 3: 378 Edgware Road, London, W2 1EB
- iv. Application 4: 219 Baker Street, London, NW1 6XE

- v. Application 5: 225 Edgware Road, London, W2 1DH
- vi. Application 6: 105 Wigmore Street, London
- vii. Application 7: 54 Baker Street, London, W1U 7BU
- viii. Application 8: Edgware Road and Marylebone Flyover, London
- ix. Application 9: 484 - 486 Oxford Street, London, W1C 1NA
- x. Application 10: 334-348 Oxford Street, London, W1C 1JG
- xi. Application 11: 149-151 Oxford Street, London
- xii. Application 12: 354-358 Oxford Street, London, W1C 1JQ
- xiii. Application 13: 386 Oxford Street, London, W1C 1JS
- xiv. Application 14: 2A Great Titchfield Street, London, W1W 8AP
- xv. Application 15: Junction of Oxford St and John Prince's St, London, W1B 2AE

(c) That the Committee granted the amendments to the Draft Decision Notice on the planning permissions as tabled by the Presenting Officer.

## **2 HARLEY STREET UNDERGROUND CAR PARK, QUEEN ANNE MEWS, LONDON, W1G 9HF**

Use of part of basement level 1 for storage or distribution uses (Class B8).

Late representations were received from local residents (23/07/22) and (undated).

### **RESOLVED: Councillor Fisher – Grant, Councillors Arzymanow, Jude and Ormsby – Defer**

That the Committee decided that the decision on this Item be deferred to a later meeting of the Committee due to the following reasons:

- 1) That the Committee would like to receive information on the electric charging batteries associated with the e bikes/ e mopeds as there are fire safety concerns about the proposed use.
- 2) That the Committee would like to seek advice from the London Fire Brigade on the issue detailed above.
- 3) That the Committee would like to receive information on the case cited by Councillor Arzymanow about fire safety within a basement car park.
- 4) That the Committee would like to receive information regarding the applicant's staff Code of Conduct.
- 5) That the Committee would like to receive more information on the type of vehicles as well as servicing and deliveries.

**3 1B-1C TOTTENHAM COURT ROAD, LONDON, W1T 1BB**

Use of part ground and first to fourth floors as offices (Class E).

**RESOLVED UNANIMOUSLY:**

That permission is refused on the basis that it would mean the loss of the existing Community Infrastructure and Facilities which should be preserved. Whilst the application could promote small office growth, it is a modest benefit which does not outweigh the loss of Community Infrastructure and Facilities and alternative social infrastructure use of the space should be considered if the demand is there.

The meeting ended at 20:38.

**CHAIR:** \_\_\_\_\_

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