



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 7th March, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Paul Fisher (Chair), Barbara Arzymanow, Md Shamsed Chowdhury and Ryan Jude

**Also Present:** Councillor Tim Mitchell

#### Apologies for Absence:

#### 1 MEMBERSHIP

1.1 There were no changes to the membership.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Paul Fisher explained that a week before the meeting, all four 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 emails 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 would have read about the issue and comments made by correspondents in the papers read prior to the meeting. The Sub-Committee would be adjourned to allow Members to read late representations that had been submitted prior to the meeting.

2.2 Councillors Fisher, Jude and Chowdhury advised that they are Group colleagues of Councillor Lilley who had made representations on behalf of a

resident. Councillor Fisher separately declared that he knew of this resident in his own capacity as a Ward Councillor.

2.3 Councillor Fisher declared that Items 4 and 5 are within his Ward.

2.4 Councillor Chowdhury declared that for Item 1 and Item 2, he was represented by Councillor Toale at a previous Sub-Committee.

2.5 Councillor Jude declared that for Item 3, he sat on the previous Sub-Committee for this item.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 24 January 2023 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 6 BEDFORD STREET, LONDON, WC2E 9HZ**

External and internal alterations, including new entrance doors and modifications to windows/ shopfronts; installation of awnings and replacement ventilation system and plant.

**Speakers:**

**Support:** Carl Stott

**Support:** Cllr Tim Mitchell

#### **RESOLVED UNANIMOUSLY**

1. That conditional permission be granted.
2. Reasons agreed for granting listed building consent as set out in Informative 1 of the draft decision letter.

#### **2 29 GREAT PETER STREET, LONDON, SW1P 2LW**

Installation of emergency smoke extract duct and emergency generator exhaust flue with attenuator within external sunken lightwell; and installation of two external airbricks at plinth level to Great Peter Street and associated works (part Retrospective).

Additional representations were received from Gerald Eve.  
Late representations were received from Joe Ibitson.

**Speakers**

**Support:** Joe Ibitson.

**Support:** Cllr Tim Mitchell.

### **RESOLVED UNANIMOUSLY**

That conditional permission be granted.

### **3 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).

Additional representations were received from Hrachya Muradyan.

### **RESOLVED UNANIMOUSLY**

That conditional permission be granted.

### **4 GARAGES AT DEVONSHIRE ROW MEWS, LONDON**

Use of lower ground and ground floor level as Class E (e) medical space and/or Class E (g) (ii) research and development facility. External alterations including alterations to the fenestration and access arrangement at ground floor level along the Devonshire Row Mews frontage, installation of plant and associated enclosures, grilles and access, installation of roof lights and associated works.

### **RESOLVED UNANIMOUSLY**

1. That conditional permission be granted.
2. That amendments to decision letter as tabled and to include within Condition 11 a requirement to submit details on staff conduct.
3. That an informative be added to request the applicant to provide surrounding neighbours with a contact number in the event issues with the operation arise.

### **5 DEVELOPMENT SITE AT 47-50 POLAND STREET AND 54-57 GREAT MARLBOROUGH STREET, LONDON**

Variation of condition 1 of planning permission dated 06 February 2020 (RN:18/10886/FULL) for Demolition of 54, 55-57 Great Marlborough Street and 47, 48 (behind a part reconstructed facade) and part demolition of 49-50 Poland Street to provide a building comprising ground plus seven storeys with louvred plant room and two basement levels onto Great Marlborough Street (with rear projecting wing at ground and six upper floors with roof level louvred plant room) and a ground plus part five/part six storey building with two basement levels onto Poland Street, all for use as a hotel (Class C1), retail (Class A1), and a restaurant and bar (Class A3/A4). Creation of central glazed covered courtyard and publicly accessible route through

the site, a landscaped terrace onto Poland Street, cycle parking, waste storage, plant rooms at fifth, sixth, seventh floors and roof level, services and associated works; NAMELY, to enable design amendments including alterations to the detailed design of the new facades; reconfiguration of the entrances and routes through the ground floor level of the building; the introduction of a mezzanine level at basement level 02 and internal alterations to introduce additional firefighting cores. (Application under Section 73 of the Act).

Late representations were received from Will Orlik (Transport For London)

## **RESOLVED UNANIMOUSLY**

1. That conditional permission be granted, subject to deed of variation to the original S106 legal agreement to secure the following:
  - i. Dedication of land as public highway.
  - ii. A walkways agreement
  - iii. S106 monitoring costs.
2. That if the deed of variation has not been completed within six weeks of the date of the Committee resolution, then:
  - a) The Director of Town Planning and Building Control shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Town Planning and Building Control is authorised to determine and issue the decision under Delegated Powers; however, if not;
  - b) The Director of Town Planning and Building Control shall consider whether the 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 the benefits that would have been secured; if so the Director of Town Planning and Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
3. A condition will be added to secure provision and access of public convenience offered by the applicant. To add a condition requiring detail and maintenance plan for green wall.

## **6 BASEMENT AND GROUND FLOOR, 79 WILTON ROAD, LONDON, SW1V 1DL - WITHDRAWN**

WITHDRAWN FROM THE AGENDA

## **7 DORSET HOUSE, GLOUCESTER PLACE, LONDON, NW1 5AH**

Installation of replacement double-glazed windows and doors (Proposal A)  
(Linked to 19/05969/LBC)

Additional representations were received from Anthony Ferguson and Clive Norman.

Late representations were received from Gaby Higgs on behalf of the St Marylebone Society and Mohammed Ali Qayyum.

**Speakers:**

**Objectors:** Mr Mohamed Abdul Khadeer Habib

**RESOLVED UNANIMOUSLY**

1. That conditional permission be granted.
2. That conditional listed building consent be granted.
3. Reasons agreed for granting listed building consent as set out in Informative 1 of the draft decision letter.

The Meeting ended at 9.40 pm

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

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