



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 17th January, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Jason Williams (Chair), Sara Hassan, Md Shamsed Chowdhury and Jim Glen

#### 1 MEMBERSHIP

1.1 There were no changes to the membership.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Williams 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.

#### 3 MINUTES

##### 3.1 RESOLVED:

That the minutes of the meetings held on 29 November 2022 and 20 December 2022 be signed by the Chair as a correct record of proceedings.

## 4 PLANNING APPLICATIONS

### 1 DEVELOPMENT SITE AT 3 TO 11 LANCELOT PLACE, LONDON

Variation of conditions 1, 4, 5 and 15 of planning permission dated 20th February 2020 (RN: 19/01596/FULL) for the Redevelopment of Nos. 3- 11 Lancelot Place to provide five single family dwellinghouses (Class C3) comprising two basement levels plus sub-basement plant room, ground, first, second and third floor levels. NAMELY, to allow alterations to the design and materials of the facades, including alterations to windows/ privacy strategy and installation of new awnings; to allow the relocation sub-basement level and; to allow the submission of details.

The planning officer tabled the following amendments to the recommendation and conditions:

#### **Amendment to Recommendation**

Amend recommendation to read:

*Grant conditional permission, **subject to a deed of variation to the original S.106 legal agreement dated 20 February 2020 to secure the following additional obligations:***

*1.) **Update the legal agreement to reflect this new permission.***

The original permission was subject to a legal agreement, and the words in bold are added to ensure this agreement was updated to reflect the new permission.

#### **Amendment to Condition 15**

Amend condition 15 to read:

*A. You must carry out the development using the Vanceva Artic Snow glazing, in accordance with the sample hereby approved, in the locations as stated on the approved elevations (rear windows at first floor level and above), or in accordance with other details as submitted to and approved by the City Council, and then you must not change it without our permission.*

*B. You must apply to us for approval of detailed drawings showing a mechanism / device to prevent the openable parts of the rear windows at first floor level and above from fully opening. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings, **and then you must not change it without our permission.***

The condition was amended to include the words highlighted in bold. This was to ensure that the mechanism that was approved was maintained as approved, unless agreed otherwise.

Matt Richards addressed the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission, as amended, be granted subject to a deed of variation to the original S.106 legal agreement dated 20 February 2020 to secure the following additional obligation:

1) Update the legal agreement to reflect the new permission.

**2 22 NORTHUMBERLAND PLACE, LONDON, W2 5BS**

Erection of extensions at lower ground and ground floor levels with terrace at rear ground floor level.

An additional representation was received from a local resident (12.01.23).

Late representations were received from two local residents (16.01.23 and 17.01.23) and the appeal decision from 22 Courtnell Street (13.05.21) was tabled.

The planning officer tabled the following proposed changes to the draft decision notice:

Additional conditions:-

Condition 9:- The glass that you put in the ground floor window in the rear elevation of the closet wing must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square) and details of how the window will be restricted from opening fully. You must not start work on the relevant part of the development until we have given our written approval for the sample. You must then install the type of glass we have approved and the restricted opening mechanism and must not change it without our permission.

Reason:- To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021).

Condition 10:- You must apply to us for approval of details of the privacy screen and planting for the ground floor rear terrace. You must not start work on the relevant part of the development until we have given our written approval. You must then install the approved details before the terrace is used and thereafter maintain the privacy screen and planting.

Reason:- To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021).

Peter Robinson addressed the Sub-Committee in support of the application.

Emma Salter addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission, as amended, be granted.

**3 5 GLOUCESTER MEWS WEST, LONDON, W2 6DY**

Erection of roof extension, infill extension to rear at first floor level and associated external alterations.

The planning officer tabled the appeal decision relating to 1-4 Gloucester Mews (12.04.19).

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to condition 9 being amended to require that obscured glass be installed in the rear bathroom windows only in the new roof extension.

The Meeting ended at 7.58 pm

**CHAIRMAN:** \_\_\_\_\_

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