



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 28th February, 2023**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Ruth Bush (Chair), Paul Fisher, Ryan Jude, Robert Rigby, Mark Shearer and Jason Williams

#### 1 MEMBERSHIP

- 1.1 It was noted that Councillors Ryan Jude and Jim Glen were substituting for Councillors Nafsika Butler-Thalassis and Mark Shearer respectively.

#### 2 DECLARATIONS OF INTEREST

- 2.1 Councillor Ruth Bush explained that a week before the meeting, all six 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.
- 2.2 Councillor Glen declared that in respect of Item 1 he was a Trustee of the Westminster Tree Trust and that he had sat on the Committee which had previously considered the application, but he had formed no opinion on the revised application and would approach it with an open mind.
- 2.3 Councillor Rigby declared that in respect of Item 1 he had sat on the Committee which had previously considered the application, but he had formed no opinion on the revised application and would approach it with an open mind. The report also referenced Regent's Park which was his Ward,

but he had not entered into discussions with any parties regarding the application.

- 2.4 Councillor Bush declared that in respect of Item 1 she was a Trustee of the Westminster Tree Trust and that she had received general updates on the application but had not entered into discussions or expressed any views on it with any parties.

### 3 MINUTES

#### 3.1 RESOLVED:

That the minutes of the meeting held on 15 November 2022 be signed by the Chair as a correct record of proceedings.

### 4 PLANNING APPLICATIONS

#### 1 PADDINGTON GREEN POLICE STATION, 4 HARROW ROAD, LONDON, W2 1XJ

The Mayor (as acting Local Planning Authority) had consulted the Council for its views following revisions to the original application.

Demolition of the existing building and redevelopment of the site to provide three buildings of 39, 24 and 17 storeys in height, providing residential units (including affordable units)(Class C3), commercial uses (Class E), a community use (Class F.2), landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing, disabled car parking and cycle parking and connection through to the basement of the neighbouring West End Gate development.

Additional representations were received from Environmental Sciences (15.02.23), Councillors Caplan and Dean (undated), Brent Council (21.02.23) and Turley (23.02.23).

Late representations were received from the Metropolitan Police (06.02.23) and the Greater London Authority (24.02.23).

The planning officer tabled the following amendment to the first recommended reason for refusal:

Reason:

By reason of **their** excessive height and bulk, **Blocks I and K** would have a detrimental impact on the local townscape, would result in less than substantial harm to the setting of the **Maida Vale, Paddington Green, Lisson Grove and Dorset Square Conservation Areas, and to the setting of the**

**Grade II\* listed Christ Church, Cosway Street, and have a detrimental impact on views from the Grade I Registered Parks of Regents Park and Hyde Park. This would not be adequately mitigated for or compensated by the quality of architectural design. As such the proposals are contrary to policies 38, 39, 40 and 41 of the City Plan 2019 - 2040 (April 2021).** It is not considered that the public benefits outweigh the less than substantial harm to the designated heritage assets.

Erin Bryant, representing Berkley, addressed the Sub-Committee in support of the application.

Graeme Davidson, representing Squire and Partners, addressed the Sub-Committee in support of the application.

Councillors Lorraine Dean and Melvyn Caplan, in their capacity as Ward Councillors, addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

- 1) That the Sub-Committee agreed to object to the 2022 application on the following grounds:
  - a) To raise objection to the revised height, mass and detailed design of the proposed buildings Blocks I and K and the less than substantial harm caused to the designated heritage assets, and it was not considered that the public benefits associated with this proposed redevelopment outweigh the less than substantial harm.
  - b) To raise objection to the loss of daylight and sunlight to windows serving habitable rooms of neighbouring residential properties.
  - c) To raise objection to the quality of the proposed residential accommodation in particular the affordable housing in Block J and K in terms of their poor levels of internal of daylight and sunlight and outlook.
- 2) That in the event the Mayor of London resolved to grant permission following the public hearing, to delegate authority to the Director of Town Planning and Building Control to enter into a S106 agreement to secure the planning obligations which may be agreed by the Mayor of London acting as the local planning authority under article 7 of the Mayor of London Order (2008).
- 3) To authorise making a draft order pursuant to Section 247 of the Town and Country Planning Act 1990 for the stopping up of Newcastle Place before the development, if approved by the Mayor of London, took place .That the Director of Town Planning and Building Control and the Director of City Management or other proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in conjunction with the making of the Order. The

applicant would be required to cover all the costs of the Council in progressing the stopping up order.

**2      28 - 32 SHELTON STREET, LONDON, WC2H 9JE - WITHDRAWN**

This item was withdrawn from the agenda by officers.

The Meeting ended at 9.40 pm

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

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