



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 4th July, 2023**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Ruth Bush (Chair), Nafsika Butler-Thalassis, Paul Fisher, Robert Rigby and Elizabeth Hitchcock

1 MEMBERSHIP

1.1 It was noted that Councillor Cara Sanquest was substituting for Councillor Jason Williams and Councillor Hitchcock was substituting for Councillor Jim Glen.

2 DECLARATIONS OF INTEREST

2.1 Councillor 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 Bush declared that she had met with Councillor Barraclough with an Officer present regarding this application and had been kept up to date with the application.

2.3 Councillor Bush also declared that she was a member of the Westminster Tree Trust.

3 MINUTES

3.1 **RESOLVED:**

That the minutes of the meetings held on 2nd of May be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 GILLINGHAM HOUSE, 38-44 GILLINGHAM STREET, LONDON, SW1V 1HU

Part demolition, remodelling and extension of existing part eight and part four storey building plus basement (Use Class E, with former caretaker unit) to create an eight-storey building plus basement and roof level plant (Use Class E) and new facade, relocation of main entrance to side facade, new landscaped garden space, roof terraces, waste storage, cycle parking, associated plant and other necessary works.

An additional representation was received from Landid, the development manager.

Mr James Silver addressed the Committee in support of the application.

After detailed discussion of all the issues, including two breaches of policy, it was

RESOLVED UNANIMOUSLY:

1) That conditional permission be granted, subject to completion of a S106 legal agreement to secure the following obligations:

a) Undertaking of all highways works immediately surrounding the site including removal of crossover, reinstatement of kerb and alteration to parking bays, to the City Council's specification and at the full cost to the developer (highway works to be agreed prior to commencement of the development);

b) A financial contribution of £83,295 (index linked) towards the Carbon Off Set Fund (payable prior to the commencement of the development);

c) 'Be Seen' monitoring and reporting on the actual operational energy performance of the building, including as-built and in-use stage data;

d) A financial contribution of £129,753 (index linked) towards initiatives that provide local employment, training opportunities and skills development and supporting the Westminster Employment Service (payable prior to the commencement of the development);

e) A financial contribution of £513,297 (index linked) towards the Affordable Housing Fund (payable prior to the commencement of the development);

f) Provision of and adherence to a management plan relating to the public gardens, ensuring public access during daylight hours and appropriate

security arrangements (to be agreed prior to occupation of the development);
and

g) The costs of monitoring the S106 agreement.

2) That if the S106 legal agreement had not been completed within 3 months from the date of the Committee's resolution then:

a) The Director of Town Planning & Building Control shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Town Planning & Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Town Planning & Building Control shall consider whether 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 & Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3) That additional informatives be added to the decision notice requesting the applicant consider the use of cargo bikes for servicing and to inform the applicant that the provision of a disabled parking bay and loading bay on the highway will be required.

The Meeting ended at 20:26

CHAIR: _____

DATE _____