



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 17th October, 2023**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Ruth Bush (Chair), Nafsika Butler-Thalassis, Jason Williams, Paul Fisher, Robert Rigby and Jim Glen

1 MEMBERSHIP

There were no changes to the membership.

2 DECLARATIONS OF INTEREST

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 email 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.

Councillor Paul Fisher declared an interest in respect to Items 1 and 2, that the applications are in his Ward.

Councillor Fisher also declared in respect of Item 1 that in 2022 he received a presentation from the Agent Gerald Eve LLP on the development, but he expressed no views on the merit of the application.

Councillor Fisher in respect of Items 1 and 2 declared that he knew many of the speakers personally but had not discussed the application or its merits with them.

Councillor Jason Williams declared an interest in respect of Item 1 that he knew one of the speakers but had not discussed the application with them.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 5th September 2023 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

The Sub-Committee heard the applications in the following order: 2, 1.

1 APPLICATION A: 2-4 DEAN STREET & 7 SOHO SQUARE, W1D 3QB; APPLICATION B: FRENCH PROTESTANT CHURCH, 8-9 SOHO SQUARE, W1D 3QD; APPLICATION C: 4-6 SOHO SQUARE, W1D 3PZ

Application A:

Demolition of 2-4 Dean Street and 7 Soho Square and the erection of a replacement building on basement, ground and seven upper floors, (increasing depth of existing basement) for retail and/or restaurant purposes (Class E) on part basement and part ground floors, a multi-use space (sui generis)/pedestrian link between Dean Street and Soho Square on part ground floor; use of the remainder of the building as offices (Class E) with associated terraces at 5th, 6th and 7th floor levels; provision of roof plant/plant enclosures, cycle parking green roofs, photovoltaic panels and facade lighting.

Application B:

Removal and replacement of chimney including works to party wall between 2-4 Dean Street/7 Soho Square and The French Protestants Church, 8-9 Soho Square; other associated works.

Application C:

Dismantling and rebuilding of the chimney and works to the party wall, including underpinning, between 2-4 Dean Street & 7 Soho Square and 4-6 Soho Square; and other associated works.

Additional representations were received from Meard & Dean Steet RA (11.10.23), Hines UK (12.10.23) and four residents (9.10.23, 11.10.23, 11.10.23 and 12.10.23)

Late representations were received from Soho Business Alliance Ltd (13.10.23), on behalf of the French Protestant Church (7.3.23, 13.10.23, 16.10.23), Hat & Beaver Residents' Association (15.10.23), Councillor Patrick Lilley (16.10.23), The Soho Society (16.10.23 and 17.10.23), Antsey Horne (19.4.23), ten residents (11.10.23, 11.10.23, 11.10.23, 12.10.23, 13.10.23, 15.10.23, 15.10.23, 16.10.23, 16.10.23 and 17.10.23) and a petition signed by 211 people submitted by the Soho Society.

Robbie Pitman, representing Hines UK, addressed the Sub-Committee in support of the application.

Colin McColl, representing Orms Architects, addressed the Sub-Committee in support of the application.

Tim Lord, representing The Soho Society, addressed the Sub-Committee in objection of the application.

David Bieda, representing Meard & Dean Street Residents' Association, addressed the Sub-Committee in objection to the application.

Matthew Bennett addressed the Sub-Committee in objection to the application.

Application A 23/00484/FULL

RESOLVED THAT THE APPLICATION BE REFUSED: (Refused: Councillors Bush, Williams, Fisher and Butler-Thalassis: Agreed: Councillors Rigby and Glen)

Reason: the bulk, height, massing and design of the replacement building causing less than substantial harm to the Soho Conservation Area which are not outweighed by the public benefits.

The reason for refusal to be agreed under delegated powers in consultation with the Chair.

The planning application will have to be referred by to the Mayor of London(GLA) at Stage 2.

Application B 23/00373/LBC

RESOLVED UNANIMOUSLY

That conditional listed building consent be granted.

That reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

Application C 23/00375/LBC

RESOLVED UNANIMOUSLY

That conditional listed building consent be granted.

That reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2 HANOVER SQUARE, LONDON

Application 1:

Installation of temporary structures, including marquees, a Saddlespan tent, an ice rink, a bar with two pedestrian bridges, storage containers, 2 x ancillary offices, 2 x HVO generators; and associated works at Hanover Square in association with the

Underbelly Skate West End event between Saturday 4th November 2023 - Monday 1st January 2024; Friday 1st November 2024 - Sunday 5th January 2025 and; Friday 31st October 2025 - Sunday 4th January 2026.

Application 2:

Temporary display of hoarding and signage and associated works at Hanover Square in association with the Underbelly Skate West End event between Saturday 4th November 2023 - Monday 1st January 2024; Friday 1st November 2024 - Sunday 5th January 2025 and; Friday 31st October 2025 - Sunday 4th January 2026. Installation will take place over the following periods; Wednesday 18th October 2023 - Friday 3rd November 2023; 15th October 2024 - Thursday 31st October 2024; 14th October 2025 - Thursday 30th October 2025. Deinstallation will take place over the periods Tuesday 2nd January 2024 - Thursday 11th January 2024; Monday 6th January 2025 - Wednesday 15th January 2025; Monday 5th January 2026 - Wednesday 14th January 2026.

Additional representations were received from Great Portland Estates (11.10.23), Highways Planning Manager (12.10.23) and Arboricultural Officer (12.10.23).

A late representation was received from a resident (11.10.23).

Edward Bartlam, representing Underbelly, addressed the Sub-Committee in support of the application.

Mike Dunn, representing Residents Society of Mayfair and St James, addressed the Sub-Committee in objection to the application.

Application 1 : 23/06019/FULL

RESOLVED THAT THE APPLICATION BE GRANTED (Agreed: Councillors Bush, Williams, Butler-Thalassis, Rigby and Glen: Refused: Councillor Fisher)

That conditional permission for a limited period of 1 year only be granted.

Application 2: 23/06020/ADV

RESOLVED THAT THE APPLICATION BE GRANTED (Agreed: Councillors Bush, Williams, Butler-Thalassis, Rigby and Glen: Refused: Councillor Fisher)

That conditional advertisement consent for a limited period of 1 year only be granted.

The Meeting ended at 10.07 pm

CHAIR: _____

DATE _____