



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 27th June, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Sara Hassan and Elizabeth Hitchcock

1 MEMBERSHIP

That Councillor Elizabeth Hitchcock had replaced Councillor Jim Glen on the Planning Applications Sub-Committee (1).

There were no further changes to the membership.

2 DECLARATIONS OF INTEREST

Councillor Jason 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 meeting held on 18 April 2023 be signed by the Chair as a correct record of proceedings subject to both speakers listed on Item 3, 11 Churton

RESOLVED: (Agreed: Councillors Jason Williams and Elizabeth Hitchcock, Refused: Councillors Md Shamsed Chowdhury and Sarah Hassan) Councillor Jason Williams used his casting vote.

1. That conditional permission and the additional condition be granted.
2. That Condition 7 wording be revised in relation to the Operational Management Plan (OMP) and that it specifies in more details the commitments put forward by the Applicant, including an operational manager being made available 24/7. The reworded condition be circulated to the Chair and be agreed under delegated powers.

2 BASEMENT AND GROUND FLOOR, 124-126 ST JOHN'S WOOD HIGH STREET, LONDON, NW8 7SG

Erection of a new 3 storey dwelling to the rear of 124-126 St John's Wood High Street, with terrace (accessed from Charles Lane) including the rearrangement of the existing rear access to the flats above 124-126 St John's Wood High Street and the retail space at ground and basement level. Alterations to roof terraces including new lift overrun, fencing and installation of ASHP. Formation of opening in rear of ground floor retail unit. Installation of solar panels at roof level.

Late representations were received from Councillor Robert Rigby (27.06.23), St John's Wood Society (27.06.23), KSR Architects & Interior Designers (27.06.23), resident (27.06.23), resident (27.06.23) and resident (26.06.23).

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted.
2. That additional Conditions be included which secures a Construction Management Plan and to reserve planting on the proposed roof terrace to provide green screening

3 RYDER COURT, 14 RYDER STREET, LONDON, SW1Y 6QB

Replacement of window with door, lowering of windowsills and installation of platform lift at upper ground floor level on Ryder Street; upgrade works to ground floor entrance including new lighting; extension of existing lift overrun at roof level; creation of roof terrace with planting, landscaping and pergola; installation of PVs; and associated works.

Additional representations were received from WCC Place Shaping and Town Planning (16.02.23) and WCC City Highways (09.03.23)

A late representation was received from M&G Real Estate & Oxygen Asset Management (27.06.23)

The presenting officer tabled the following amendment to Conditions 4, 5, 10 and 19

Item 3: Ryder Court, 14 Ryder Street

Delete condition no.4 (samples)

4. ~~You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials.~~

Additional/ replacement condition no.4 (Lighting)

4. You must apply to us for approval of details of all lighting to the roof terrace including horizontal illuminance calculations (that meet British Lighting standards suitable for the area intending to be lit), vertical illuminance checks into surrounding properties, technical datasets on chosen lighting units, indication of environmental zone being applied as per 'Institute of Lighting Professional Guidance Note 01 the Reduction of Obtrusive light' and resulting skyglow and luminous intensity calculations. You must then carry out the work according to the approved details.

Amended condition no.5 (Structures on roof terrace)

5. ~~Other than what is shown on the approved drawings,~~ you must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace.

Amended condition no.10 (Rainwater harvesting)

10. You must apply to us for approval of details showing the following alteration to the scheme:

- ~~an increase in green infrastructure features at roof level.~~
- **addition of rainwater harvesting at roof level.**

You must provide, maintain and retain the green infrastructure features before you start to use any part of the roof terrace. You must not remove any of these features

Amended condition no.19 (Terrace use)

19. ~~Notwithstanding the provision within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020) or any equivalent class in any order that may replace it,~~ the terrace hereby approved may only be used by office occupants

Michelle Anthony addressed the Sub-Committee in support of the Application.

RESOLVED UNANIMOUSLY

That conditional permission as amended be granted.

4 18-19 ST CHRISTOPHER'S PLACE, LONDON, W1U 1NN

Use of the ground (including forecourt) and basement as a mixed-use wine shop/wine bar (sui generis).

Chris Brown addressed the Sub-Committee in support of the Application.

Neil Westwick addressed the Sub-Committee in objection to the Application.

RESOLVED UNANIMOUSLY

That conditional planning permission be granted.

5 34 GROSVENOR SQUARE, LONDON, W1K 2HD

Variation of conditions 2 and 3 of planning permission dated 30th March 2022 (RN 21/07888/FULL) for the variation of conditions 3 and 4 on permission dated 24/11/2020 for alterations in connection with the construction of platform within lightwells fronting South Audley Street to provide space for tables and chairs for use in association with a restaurant (Class E) : NAMELY, to extend the temporary permission for the retention of the decking in the front lightwell with external dining for a further temporary period until May 2024. (Application made under Section 73 of the Act.)

George Jones addressed the Sub-Committee in support of the Application.

RESOLVED (Refused: Councillors Jason Williams, Sara Hassan and Elizabeth Hitchcock Agreed: Councillors Md Shamsed Chowdhury)

That permission be refused and that the draft reason for refusal be amended.

Reason

Design Grounds

The Meeting ended at 9.00 pm

CHAIR: _____

DATE _____