



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 30 April, 2024**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

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

Also Present: Councillor Tim Mitchell (Item 2)

1 MEMBERSHIP

1.1 There were no changes to the Committee's Membership.

2 DECLARATIONS OF INTEREST

2.1 The Chair explained that a week before the meeting, all 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 Jason Williams declared a non-pecuniary interest in agenda item 1 in that he had sat on the previous Sub-Committee which had deferred determination of the application and that he had attended the relevant site visit. Councillor Williams also declared a non-pecuniary interest in agenda item 2 in that he had sat on a previous Sub-Committee considering a related application. Additionally, Councillor Williams declared a non-pecuniary interest in agenda item 8 as the application site was adjacent to his Ward. It was noted that although a representation had been made from the Federation of Pimlico Residents' Associations Limited, which he had regular contact with, he had not been in contact with regard to the application to be determined.

- 2.3 Councillor MD Shamsed Chowdhury declared a non-pecuniary interest in agenda item 1 in that they had sat on the previous Sub-Committee which had deferred determination of the application and that he had attended the relevant site visit.
- 2.4 Councillor Sara Hassan declared a non-pecuniary interest in agenda item 1 in that they had sat on the previous Sub-Committee which had deferred determination of the application.

3 MINUTES

RESOLVED:

- 3.1 That the minutes of the meeting held on 05 March 2024 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

- 4.1 The items were heard in the following order 1, 5, 2, 3, 4 and 8.
- 4.2 Items 6 and 7 were withdrawn from the agenda in advance of the meeting.

1 19 SOUTH STREET, LONDON, W1K 2XB

Partial demolition to rear wing and roof; excavation of a new basement storey and extension at rear second floor level with erection of a new single story roof extension with rear terrace at third floor; installation of plant with screening on the second-floor terrace; installation of sedum roof at main roof level; and associated works all in association with the continued use as a single-family dwelling.

Additional representations were received from an interested party (24.04.24). Late representations were received from West End Ward Councillor Paul Fisher (29.04.2024).

Sam Farmar addressed the Sub-Committee in support of the application.

Diane Baines, representing DEB Town Planning and Development Ltd, addressed the Sub-Committee in objection to the application.

Tessa Green CBE addressed the Sub-Committee in objection to the application.

Belinda Harley, representing the Residents Society of Mayfair & St James's, submitted a written statement in objection to the application which was read out to the Sub-Committee.

RESOLVED UNANIMOUSLY:

- 1 That conditional planning permission be granted; and**

- 2 That condition 17 be amended to require the approval of means of enclosure to the terraces to prevent overlooking of neighbouring properties.**

2 BEAUMONT, FLETCHER AND SHERIDAN BUILDINGS, MARTLETT COURT, LONDON, WC2B 5SF

Replacement of the existing windows with UPVC double glazed windows, replacement of doors and new render detailing around windows in gable elevations of Fletcher, Beaumont and Sheridan Buildings.

Gary Nolan addressed the Sub-Committee in support of the application.

Susan Kyd addressed the Sub-Committee in objection to the application.

Amanda Rigby, representing the Covent Garden Community Association, addressed the Sub-Committee in objection to the application.

Councillor Tim Mitchell addressed the Sub-Committee in support of the application as Ward Councillor for St James's.

Upon voting, the Sub-Committee were tied with two votes to approve the application and two votes to refuse. The application was refused upon the Chair's casting vote.

RESOLVED:

That planning permission be refused.

3 THE GARDEN CAFE, BROWN HART GARDENS, LONDON, W1K 8UH

Proposal 1:

Partial demolition, reconfiguration and alteration of existing building for continued cafe / restaurant use (Class E) and provision of landscaping to deck.

Proposal 2:

Use of a private land for the placement of 10 tables, 30 chairs associated with the cafe, restaurant.

Additional representations were received from the Mayfair Neighbourhood Forum (22.04.2024) and from BHG 1 Limited (26.04.2024).

Late representations were received from an interested party (26.04.2024).

The presenting officer tabled the following revision to the proposed planning condition 15:

"The cafe / restaurant use (Class E) will not operate any delivery service from the site, including its own delivery service and delivery services by third parties."

Nick Brindley, representing Gerald Eve, addressed the Sub-Committee in support of the application.

Rebecca Storey, representing the Brown Hart Gardens Committee, addressed the Sub-Committee in support of the application.

Aleksander Loesch addressed the Sub-Committee in objection to the application.

Peter Bullen, representing the Residents Society of Mayfair & St James's, addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

Proposal 1:

1. That conditional planning permission be granted in accordance with the officer's recommendation;
2. That conditional listed building consent be granted;
3. That the Sub-Committee agreed the reasons for granting conditional listed building consent as set out in Informative 1 on the draft decision letter;
4. That a condition be added requiring a detailed Operational Management Plan to be submitted relating to the management of the deck not forming part of the café/restaurant or tables and chairs; and
5. That an informative be added encouraging the applicant to have tall planting around the perimeter of the deck to help reduce overlooking into neighbouring dwellings.

Proposal 2:

That conditional planning permission be granted.

4 BASEMENT PART GROUND FLOOR AND FIRST TO SECOND FLOOR REAR, 127 MOUNT STREET, LONDON, W1K 3NT

Installation of air conditioning units within the rear lightwells; erection of an extract duct to roof level on rear facade; air vents and the installation of a new window within the rear western lightwell; replacement of entrance step finishes to the front facade; installation of new awning and display of signage and refurbishment of the shopfront and display of vinyl behind the glazing; and internal alterations including refurbishment of the ground, part first, part second and lower ground floors.

Philip Tabbah, representing Tanner Krolle International Limited, addressed the Sub-Committee in support of the application.

Danielle Zaire, representing Monmouth Planning Limited, addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

1. That conditional planning permission be granted;

2. That conditional listed building consent be granted; and
3. That the reasons for granting conditional listed building consent as set out in Informative 1 on the draft decision letter be agreed; and
4. That an informative be added encouraging the applicant to ensure the proposed restaurant/café is managed to minimise potential noise nuisance to local residents.

5 48 SHIRLAND MEWS, LONDON, W9 3DY

Erection of rear extensions at ground and first floor levels; increase in roof ridge height; new entrance to front elevation; and associated works.

Late representations were received from an interested party (26.04.2024) and Robin Snell and Partners (26.04.2024).

Robin Snell addressed the Sub-Committee in objection to the application.

Sophia Tennant addressed the Sub-Committee in objection to the application.

Councillor Tim Roca, Ward Councillor for Harrow Road, submitted a written statement in objection to the application which was read out for the Sub-Committee.

RESOLVED UNANIMOUSLY:

- 1 That conditional planning permission be granted;
- 2 That condition 5 be amended to require the submission of samples of materials to be approved.

6 34-37 HENRIETTA STREET, LONDON, WC2E 8NA

Item 6 was withdrawn from the agenda.

7 39-40 BEDFORD STREET, LONDON, WC2E 9ER

Item 7 was withdrawn from the agenda.

8 58-60 LUPUS STREET, LONDON, SW1V 3EE

Use of an area of the public highway measuring 11.2m x 1.93m for the placing of four tables and eight chairs in connection with ground floor retail unit.

Late representations were received from two interested parties (26.04.2024 and 30.04.2024).

P Ward addressed the Sub-Committee in objection to the application.

Pauline Moran submitted a written statement in objection to the application which was read out for the Sub-Committee.

RESOLVED UNANIMOUSLY:

That conditional planning permission be granted for a temporary period of two years.

The Meeting ended at 22.20

CHAIR: _____

DATE _____