

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 7 August 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	<b>Development Site At 1-11 And 13-15 Carteret Street, 40 Broadway, SW1</b>		
<b>Proposal</b>	Demolition of existing buildings and redevelopment to provide two office buildings ranging from one to eight storeys (plus basement) with retail unit at part ground and basement level for Class A1 (shop) or Class A3 (restaurant) and other associated works. (Site includes 1-11, 13-15 Carteret Street And 40 Broadway).		
<b>Agent</b>	DP9		
<b>On behalf of</b>	Carter Victoria Limited C/O Tellon Capital		
<b>Registered Number</b>	18/01395/FULL	<b>Date amended/ completed</b>	16 February 2018
<b>Date Application Received</b>	16 February 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Broadway And Christchurch Gardens		

## 1. SUMMARY

This application was considered by the Planning (Major Applications) Sub-Committee on 10 July 2018 where it was resolved to grant permission subject to the views of the Mayor and completion of a legal agreement.

In light of a letter from Simply Planning dated 11 July 2018, and following a review of the audio recording of the committee, the Chairman believes there is scope for ambiguity in regards to the will of the committee on the specific point of the use of the terraces within the development. Because of this, the Chairman has requested that this specific aspect of the application is discussed under Item 3 - Minutes at the Planning (Major Applications) Sub-Committee on 7 August. The Sub-Committee will be asked to approve the minutes of the last meeting subject to a proposed point of clarification with regards to resolution 1(i) of item 2.

Draft resolution 1(i) of item 2 currently states:-

“That conditional permission, as amended, be granted, subject to:

- 1) The following additional conditions:
  - (i) Access to the terraces located on the north building be restricted to only emergency escape or for maintenance purposes only;”

The Sub-Committee report dated 10 July 2018, the draft minutes and the letter from Simply Planning are provided as Background Papers.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

**BACKGROUND PAPERS - Development Site At 1-11 And 13-15 Carteret Street, 40  
Broadway, SW1 18/01395/FULL**

1. Sub-Committee Report dated 10 July 2018
2. Draft Minutes from Planning (Major Applications) Sub-Committee dated 10 July 2018
3. Letter from Simply Planning dated 11 July 2018.