



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** held on **Tuesday 16th October, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

**Members Present:** Councillors Robert Rigby (Chairman), Louise Hyams, Guthrie McKie and James Spencer

#### **1 MEMBERSHIP**

1.1 There were no changes.

#### **2 DECLARATIONS OF INTEREST**

2.1 The Chairman 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 e-mails 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 will have read about the issue and comments made by correspondents in the papers read prior to the meeting.

2.2 Councillor Guthrie McKie declared that he was a member of SEBRA but was not impacted by any of the applications in its area on the agenda.

2.3 Councillor Robert Rigby declared that he had had meetings with the SEBRA Chairman but not discussed any of the applications on this agenda.

#### **3 MINUTES**

##### **3.1 RESOLVED:**

That the minutes of the meeting held on 18 September 2018 be signed by the Chairman as a correct record of proceedings.

## **4 PLANNING APPLICATIONS**

### **1 9-11 RICHMOND BUILDINGS, LONDON, W1D 3HF**

Demolition of the existing building and redevelopment of the site to provide a six storey replacement building, with lowered basement, comprising offices (Use Class B1) at basement, ground and second to fifth floor levels and residential accommodation (Use Class C3) at first floor level comprising two residential units.

#### **RESOLVED UNANIMOUSLY:**

1. That conditional permission be granted subject to a legal agreement to secure the following:
  - i) a financial contribution of £7,623 (index linked) towards the City Council's carbon offset fund;
  - ii) car club membership for each of the two residential flats for 25 years;
  - iii) monitoring costs for each of the above clauses.
2. That if the S106 legal agreement has not been completed within 6 weeks from the date of the Sub-Committee's resolution, then:
  - a) The Director of Planning 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 Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
  - b) The Director of Planning 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 Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

### **2 30-32 FOUBERT'S PLACE, LONDON, W1F 7PS**

Dual/alternative use of the basement, ground and first floor for either retail (Class A1) or restaurant (Class A3) use and dual/alternative use of second and third floor for either retail (Class A1) use, restaurant (Class A3) use or offices (Class B1) use. Installation of an intake duct and extract duct located internally from basement to third floor terminating at roof level and enclosed within an acoustic enclosure.

A memo from the EH Consultation team (4.10.18) was circulated as a blue representation prior to the meeting.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to the following additional conditions:

The submission of a floor plan of any future restaurant for approval; the submission of a strategy to improve accessibility into any future restaurant premises.

**3 37-41 WESTBOURNE GROVE, LONDON, W2 4UA**

Use of the ground floor as a mixed (Class D2/Class A1), comprising of an exercise studio, changing and shower facilities, a cafe/energy kitchen and retail area.

A representation from ICENI (10.10.18) was circulated as a blue representation prior to the meeting.

Late representations from Councillor Andrew Smith and SEBRA were circulated.

**RESOLVED UNANIMOUSLY:**

That permission be granted, the Sub-Committee being of the view that in the particular circumstances of this case the need to revitalise the area justified the granting of the application as an exception to policies which protected retail use subject to conditions being delegated to officers to include a pre-commencement condition regarding approval of details of the ventilation system which would require the prior agreement of the applicant, the hours of operation being limited to 6.30am to 9.30pm Mondays to Saturdays and from 7.30am to 9.30pm on Sundays and Bank Holidays.

**4 108 WESTBOURNE GROVE, LONDON, W2 5RU**

Use of basement and ground floors as a retail unit (Class A1) for a period of 15 years, and installation of air conditioning units on roof of 110 Westbourne Grove.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to the amended Condition 6 as follows:

“No more than 6 vehicles per day shall service the site using the layby on Hereford Road and this must only take place between the hours of 08:00 – 11:00 and 15:00 – 18:00 Monday to Friday, 08:00 – 10:00 on Saturdays and not at all on Sundays and Bank Holidays. All other servicing or deliveries to the site shall not take place from the public highway and must only take place internally utilising the existing internal servicing area at basement level, accessed via the vehicular access on Hereford Road”.

**5 103 WESTBOURNE GROVE, LONDON, W2 4UW**

Erection of roof extension at first floor level to provide a flat and associated alterations to provide pedestrian access from Monmouth Road.

A late blue representation from the Bayswater Residents Association (4.10.18) was circulated.

**RESOLVED UNANIMOUSLY:**

That consideration be deferred for a site visit to both the application site and neighbouring properties on Monmouth Road.

The Meeting ended at 8.08 pm

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_