



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 20th November, 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 to the membership.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Robert Rigby explained that a week before the meeting, all four Members of the 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 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 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 Councillors Rigby and McKie declared that that they had attended a site visit in respect of Item 5.

2.3 Councillor McKie also declared that he was a member of the South East Bayswater Residents Association and commented that the Association had made representation in respect of Item 5.

2.4 Councillor Hyams declared that the application site for Item 4 was located in her ward.

2.5 Councillors Rigby, McKie, Hyams and Spencer all declared that they had sat on the Sub-Committee which previously considered the main application for Item 4

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 16 October 2018 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 8 PRINCES GARDENS, LONDON, SW7 1NA**

Use of 8- 9 Princes Gardens as Nursery (Class D1); internal and external alterations to building; installation of plant machinery and extract duct; and extension of garden area to the rear including installation of new fencing and sheds.

Additional representations were received from the Planning Team (undated), David Wyld & Co Solicitors (09.11.18), two residents (10.11.18 and 13.11.18), Resident Association (05.11.18) and Knightsbridge Association, (11.11.18) and (13.11.18).

Late representations were received from the Planning (Undated), five Residents (15.11.18, 14.11.18, 13.11.18, 19.11.18 and 20.11.18), Imperial College London (16.11.18) and Councillor Tony Devenish (19.11.18)

#### **RESOLVED UNANIMOUSLY:**

1. That conditional permission and conditional listed building consent be granted subject to an additional condition requiring a Community Liaison Group to be set up.
2. That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

#### **2 GARDEN HALL OF RESIDENCE IMPERIAL COLLEGE, 10-12 PRINCES GARDENS, LONDON, SW7 1ND**

Use of 10 - 13 Princes Gardens as school (Class D1) with outdoor teaching area to rear; external alterations including building refurbishment and installation of extract duct; installation of plant machinery and internal alterations.

An additional representation were received from David Wyld & Co Solicitors (09.11.18), three Residents (11.11.18, 12.11.18 and 13.11.18)

Late representations were received from five Residents (15.11.18, 15.11.18, 14.11.18, 13.11.18 and 19.11.18) and Councillor Tony Devenish

## **RESOLVED UNANIMOUSLY:**

1. That conditional permission and conditional listed building consent be granted subject to:
  - a) a Grampian Condition to secure air quality mitigation;
  - b) a condition which required a community liaison group to be set up to ensure the school involved the local community; and
  - c) a condition which required that a staff member be present immediately outside the school at main arrival and departure times to manage school traffic movement and to ensure no idling of cars.
2. That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

### **3 334-348 OXFORD STREET, LONDON, W1C 1JG**

#### Application 1:

Use of part of the ground floor (on the corner of Henrietta Place and Vere Street) as restaurant (Class A3) with associated external alterations to form new entrance.

#### Application 2:

Use of an area of the public highway measuring 14.71m x 2.63m for placement of 25 tables, 50 chairs, 10 barriers and 8 planters on Vere street elevation in association with the ground floor restaurant.

## **RESOLVED UNANIMOUSLY:**

1. Application 1:
  - 1.1 That conditional permission be granted.
  - 1.2 To authorise the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway to enable this development to take place.
  - 1.3 That the Executive Director of City Management & Communities or other appropriate officer be authorised to take all necessary procedural steps in conjunction with the making of the order and to make the order as proposed if there are no unresolved objections to the draft order. The applicant will be required to cover all costs of the Council in progressing the stopping up order.
2. Application 2:
  - 2.1 That conditional permission be granted.

### **4 40 VILLIERS STREET, LONDON, WC2N 6NJ**

Facade replacement with retention of existing structural frame, replacement of office entrance, creation of a terrace and dry storage room and installation of plant at seventh floor roof level, in connection with continued use as office (Class B1) at first to sixth floor levels and retail (Class A1) at ground floor level.

Late Representation were received from London Underground (Transport for London) (19.11.18) and Waterman Structure Ltd. (19.11.18).

The Presenting Officer tabled the following amended wording of Condition 10.

The development hereby permitted shall be implemented in accordance with the revised load assessment letter dated 4 October 2018 from Waterman Structures to London Underground and the response from London Underground dated 19 November 2018.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted with the amended tabled condition.

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

Erection of roof extension at first floor level to provide a flat and associated alteration to provide pedestrian access from Monmouth Road. (Addendum Report)

Additional representation was received from Planning (14.11.18)

The Presenting Officer advised of the following additional Condition

**Additional Condition:**

Condition 11

You must apply to us for approval of detailed drawings showing the following alteration to the scheme:

- Installation of a living green roof to the flat roof at first floor level directly behind 26 Monmouth Road.

You must not start work on this parts of the development until we have approved what you have sent us. You must then carry out the work according to the approved drawings.

Reason-

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

**Omitted Condition:**

Condition 8

The Presenting Officer advised that Condition 8 was to be omitted and had been included in error.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to the additional condition including a requirement to maintain the green roof for the lifetime of the development.

The Meeting ended at 8.05 pm

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

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