



**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 19th March, 2019**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Melvyn Caplan, Guthrie McKie, Selina Short and James Spencer.

#### **1 ELECTION OF CHAIR**

- 1.1 Councillor Melvyn Caplan was nominated to be Chairman of the Sub-Committee and was duly appointed.

#### **2 MEMBERSHIP**

- 2.1 Apologies were received from Councillors Robert Rigby and Louise Hyams. Councillors Melvyn Caplan and Selina Short attended as their replacements respectively.
- 2.2 The Committee wished to record its thanks to Mike Chatten, Area Team Leader, for his work in support of Planning Committees over many years, and wished him well in his retirement.

#### **3 DECLARATIONS OF INTEREST**

- 3.1 The Chairman explained that a week before the meeting, all seven 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 emails 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.

3.2 No declarations were made.

## **4 MINUTES**

### **4.1 RESOLVED:**

That the Minutes of the meeting held on 26 February 2019 be signed by the Chairman as a correct record of proceedings.

## **5 PLANNING APPLICATIONS**

### **1 103 OXFORD STREET, LONDON, W1D 2HF**

Redevelopment behind retained and refurbished facades, demolition and reconstruction of the interior of the building, alterations to shop fronts and reconstruction of the existing mansard and erection of a new sixth floor level plus rooftop plant room, in connection with the use of the basement, ground and first floor levels for retail purposes (Class A1) and offices (Class B1) on upper levels above.

Further representations were received from the Safeguarding Officer, TfL (08.03.19).

The presenting officer tabled the following proposed amended condition:

#### **“Condition 15**

Notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking or re-enacting that order) the retail accommodation hereby approved at ground, basement and first floor levels shall not be used for ~~convenience retail~~ / **retail** supermarket purposes.

[No change to reason for condition]”

Mr Joseph Wilson addressed the Sub-Committee and spoke in support of the Application.

### **RESOLVED UNANIMOUSLY:**

That conditional permission, as amended, be granted, subject to a condition to secure a carbon offset payment of £17,608 (index linked), payable prior to commencement of the development.

## **2      39 HILL STREET, LONDON, W1J 5LZ**

Alterations to all elevations of the property to include the installation of balconies and extended windows to create doors; installation of plant at main roof level and lower ground floor level; use of lower ground floor as 6 residential flats (Class C3) and reconfiguration of the existing residential units on the upper floors of the property; extension at lower ground floor level within the existing lightwell and at all floor levels on the Hay's Mews elevation; alterations at main roof level including the creation of an internal residential amenity space. (SITE INCLUDES 27A HAY'S MEWS)

Mr Nick Sharpe addressed the Sub-Committee and spoke in support of the Application.

### **RESOLVED:**

**Grant: Councillors Caplan, Short and Spencer**

**Refuse: Councillor McKie**

That conditional permission be granted including a condition to secure mitigation of the potential increased demand for on street residents' car parking.

## **3      46 BROADWICK STREET, LONDON, W1F 7AF**

Installation of a Closed Circuit Television Camera (CCTV) to the front elevation at first floor level. [RETROSPECTIVE APPLICATION]

Further representations were received from Shaftesbury PLC (12.03.19), and Cllr Jonathan Glanz, Ward Member (12.03.19).

Late representations were received from Cllr Pancho Lewis, Ward Member (15.03.19).

Jan Donovan addressed the Sub-Committee and spoke in support of the Application.

### **RESOLVED UNANIMOUSLY:**

That temporary permission and listed building consent be granted for three years; with an informative to explain the Committee's expectations for an alternative solution or location. The informative will be approved by the Chairman prior to being issued.

## **4      BASEMENT AND GROUND FLOOR, 42 MARYLEBONE HIGH STREET, LONDON, W1U 5HD**

Installation of 4 x condensing units at rear lower ground floor level in shared service yard. (RETROSPECTIVE APPLICATION).

Further representations were received from a local resident (14.03.19).

Late representations were also received from the local resident (18.03.19).

A local resident addressed the Sub-Committee and spoke in objection to the Application.

**RESOLVED UNANIMOUSLY:**

That consideration of the application be deferred, to permit the remaining plant to be removed and the four units to be reassessed.

The Meeting ended at 7.53 pm.

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