



CITY OF WESTMINSTER

MINUTES

Planning (Major Applications) Sub-Committee

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning (Major Applications) Sub-Committee** held on **Tuesday 5th March, 2019**, Room 18.01 - 03, 18th Floor, Westminster City Hall, 64 Victoria Street, London SW1E 6QP.

Members Present: Councillors Gotz Mohindra (Chairman), David Boothroyd, Ruth Bush, Peter Freeman, Murad Gassanly, Jim Glen and Selina Short

1 MEMBERSHIP

- 1.1 The Sub-Committee noted that Councillor Selina Short had replaced Councillor Elizabeth Hitchcock.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Mohindra Gotz 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.
- 2.2 Councillor David Boothroyd declared that he was Head of Research and Psephology for Thorncliffe, whose clients were companies applying for planning permission from various local authorities. No current schemes are in Westminster; if there were he would be precluded from working on them under the company's code of conduct. With regard to item 1, he declared that some Thorncliffe clients had engaged with Montagu Evans as planning consultants, and they are also representing the applicants at the Planning Major Application Sub-Committee. However he does not deal directly with clients or other members of project teams, and planning consultants are not themselves clients.

- 2.3 Councillor Peter Freeman declared that in respect of Item 1, he previously held the position of Deputy Cabinet Member for the Built Environment and had sat on a Planning Sub-Committee which had considered the Application previously. The application site is also located in Councillor Freeman's Ward.
- 2.4 Councillor Jim Glen declared that in respect of Item 1, he was a Trustee of the Westminster Tree Trust.
- 2.5 Councillor Ruth Bush declared that in respect of Item 1, she was a Trustee of the Westminster Tree Trust

3 MINUTES

- 3.1 That the minutes of the meeting held on 5 February 2019 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 87A ST JOHN'S WOOD TERRACE, LONDON, NW8 6PP

Alterations and extensions, including demolition and reconstruction of rear extensions, excavation of basement floor, removal of tree, alterations to front boundary wall, installation of mechanical plant, erection of cupola at roof level, use of part of garden to rear of No.8 Ordnance Hill, and internal works to all floor levels in connection with the use of the building as five residential apartments (2x3 bed, 2x2 bed, and 1x1 bed flats)

An additional representation were received from Edge Asset Management (26.02.19)

Late representations were received from St John's Wood Society (02.03.19), Fletcher Day Solicitors (04.03.19) and Montagu Evans (Unknown)

The Presenting Officer tabled the following amendments to the report and additional Condition.

Item 1 – 87A St. John's Wood Terrace

Site Location Plan

The site location plan reproduced on page 13 of the committee report is incorrect and does not include part of the rear garden of No.8 Ordnance Hill. The corrected site location plan is appended.

Amendment to Report No.1 – Projecting Balconies (Page 21 – Section 8.7.1)

The projecting balconies above the car park entrance do not form part of this scheme and were referred to in error in the committee report.

Amendment to Report No.2 – Window to South West Elevation (Page 21 – Section 8.7.1)

The reference to the introduction of a new window in the south west elevation is incorrect. Whilst the schemes approved in 2011 and 2014 introduced a second

window at first floor level, the current scheme proposes only the retention of the existing window, which is to be obscure glazed and fixed shut.

Amendment to Report No.3 – Supplementary Noise Report (Page 22 – Section 8.7.1)

A revised acoustic report has been submitted demonstrating compliance with the Council's mechanical plant noise policies and therefore Condition 27, requiring a supplementary acoustic report is no longer required and will be omitted from the draft decision letter.

Amended Condition 17 (Amended/ additional text in red and struck through where deleted)

For the avoidance of doubt, the glass that you put in the windows in the side elevation facing 88 St Johns Wood Terrace at first floor level must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

Additional Condition – Full North Eastern Elevation

Condition

You must apply to us for approval of a full north eastern elevation of the proposed development. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to this detailed drawing.

Reason

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted, as amended, subject to an additional Condition as set out above and the completion of a section 106 legal agreement to secure the following
 - a) Financial contribution of £70,000 towards the Affordable Housing Fund (payable on commencement of development and index linked)
 - b) Monitoring cost of £500 for the above clause
2. That If the Section 106 legal agreement has not been completed within four weeks of the Committee resolution then:
 - a) The Executive Director for Growth, Planning and Housing shall consider whether the permission can be issued with additional condition to secure the benefits listed above. If this is possible and appropriate, the Executive

Director for Growth, Planning and Housing is authorised to determine and issue such a decision under Delegated Powers,; however, if not
b) The Executive Director for Growth, Planning and Housing shall consider whether permission be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and the proposal is unacceptable in the absence of the benefits that would have been secured; if so, the Executive Director for Growth, Planning and Housing is authorised to determine the application and agree appropriate reason for refusal under Delegated Powers.

3. That conditional listed building consent be granted
4. That the reasons for granting conditional listed building consent as set out in Informative 1 attached to the draft decision letter be agreed subject to an additional Informative being included which states that permission is granted only due to the fall-back position established by the extant permission.

The Meeting ended at 7.10 pm

CHAIRMAN: _____

DATE _____